



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



April 21, 2008

Bruce W. McClendon FAICP
Director of Planning

Honorable Board of Supervisors
County of Los Angeles
Kenneth Hahn Hall of Administration, Room 383
500 West Temple Street
Los Angeles, CA 90012

**PROJECT NUMBER R2005-02279-(1)
ZONE CHANGE CASE NO. 200500015-(1)
CONDITIONAL USE PERMIT CASE NO. 200500161-(1)
PETITIONER: JAY LITE
2210 EAST 85TH STREET
LOS ANGELES, CA 90001
ROOSEVELT PARK ZONED DISTRICT
FIRST SUPERVISORIAL DISTRICT (3-VOTE)**

Dear Supervisors:

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:

1. Adopt the attached ordinance, approved as to form by County Counsel, to change zones within the Zoned District as recommended by the Regional Planning Commission (Zone Change No. 200500015).
2. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit No. 200500161.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the Countywide General Plan.
- The proposed project would help meet the growing demand for local industrial opportunities in Los Angeles County.

Implementation of Strategic Plan Goals

This project approval promotes the County's Strategic Plan goal of Service Excellence and Community Services. The project components (zone change and

**Honorable Board of Supervisors
Zone Change, Conditional Use Permit
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conditional use permit) sought by the applicant were carefully researched and analyzed to ensure that quality information regarding the subject property is available.

The project promotes the County's vision for improving the quality of life in Los Angeles County. Approval of this development will provide much needed local jobs and services in the Roosevelt Park Zoned District.

FISCAL IMPACT/FINANCING

Implementation of the proposed zone change and conditional use permits should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Regional Planning Commission conducted concurrent public hearings on Zone Change No. 200500015 and Conditional Use Permit No. 200500161 on July 11, 2007 and July 18, 2007 to authorize a scrap metal recycling facility. The Regional Planning Commission voted (3-0-0-2) to recommend approval of the requested zone change and to approve the conditional use permit at their July 18, 2007 meeting.

A public hearing is required for the requested zone change pursuant to Sections 22.16.200 of the County Code and Sections 65335 and 65856 of the Government Code. Pursuant to subsection B of Section 22.60.170 of the County Code, the conditional use permit approved by the Regional Planning Commission is deemed to be called for review by your Board and shall be considered concurrently with the recommended zone change. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65355, and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for the Proposed Industrial Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation for this project under the California Environment Quality Act (CEQA) reporting requirements. The initial study concluded that the project will not have a significant impact on the environment.

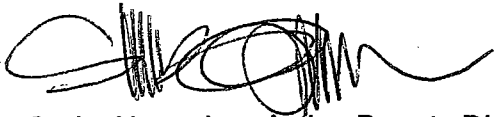
**Honorable Board of Supervisors
Zone Change, Conditional Use Permit
Page 3 of 3**

IMPACT ON CURRENT SERVICES

Action on the proposed zone change and conditional use permit is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon FAICP, Director of Planning

A handwritten signature in black ink, appearing to read 'Sorin Alexanian', with a stylized, flowing script.

Sorin Alexanian, Acting Deputy Director
Current Planning Division

Attachments: Commission Resolution, Commission Findings and Conditions,
Commission Staff report and Attachments, Factual

C: Chief Administrative Officer
County Counsel
Assessor
Director, Department of Public Works

SA:AN

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
ZONE CHANGE CASE NO. 200500015-(1)**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 200500015-(1) on July 11, 2007 and July 18, 2007; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The applicant is requesting a change of zone from M-1 to M-2-DP on 1.115 acres of a 1.47 acre property. A conditional use permit was filed to authorize the operation and maintenance of a scrap metal recycling facility within the M-2 and M-2-DP zone.
2. The 1.47 acre subject property is located at 2213 East Manchester Avenue and 2210-2214 East 85th Street, in the community of Florence-Firestone, in the Roosevelt Park Zoned District.
3. The Zone Change request was heard concurrently with Conditional Use Permit Case No. 200500161-(1) on July 11, 2007 and July 18, 2007 and is a related request to authorize the continued operation of a scrap metal recycling facility within the M-2 and requested M-2-DP zone.
4. The site plan shows the existing scrap metal recycling facility on the 1.47 acre subject property. The western half of the lot will be used for storage and processing. The eastern portion contains a 1,400 square foot office, 2,800 square foot garage, covered and uncovered processing areas, sixteen parking spaces, and three loading spaces. An 80 foot by 20 foot shear/baler/logger is proposed on the southwest corner of the property. The site is accessed from Manchester Avenue and 85th Street. A twelve foot steel corrugated fence and screen encompasses the property. A double-faced billboard sign exists on the northeast corner of the site.
5. The subject property is zoned M-1 and M-2. Pursuant to Part 2 of Section 22.16 and Part 2 of Section 22.40, the applicant requests a change in zoning from the M-1 zone to the M-2-DP zone and a Conditional Use Permit to authorize the use of a scrap metal recycling facility in the proposed M-2-DP zone.
6. A need exists for the proposed M-2-DP zone within the area under consideration to promote use of the property that is compatible with the surrounding existing zoning and uses, including the adjacent industrial developments to the north and west of the subject property.

interest of public health, safety, general welfare, and in conformity with good zoning practice in that the proposed development provides a needed industrial use in an existing industrial area.

8. The proposed Zone Change to M-2-DP is consistent with the goals and objectives of the Countywide General Plan.
9. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The initial study concluded that the project will not have a significant impact on the environment.
10. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the proposed change of zone will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

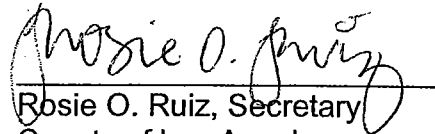
RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider the recommended change of zone from M-1 to M-2-DP with development restrictions as provided in the related Conditional Use Permit No. 200500161-(1);
2. That the Board of Supervisors certify completion of and approve the attached Negative Declaration, and determine that Zone Change No. 200500015-(1) will not have a significant impact upon the environment;
3. That the Board of Supervisors find that the recommended zoning is consistent with the Countywide General Plan;
4. That the Board of Supervisors find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone; and
5. That the Board of Supervisors adopt the above recommended change of zone.

ZONE CHANGE NO. 200500015-(1)

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I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on July 18, 2007.



Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

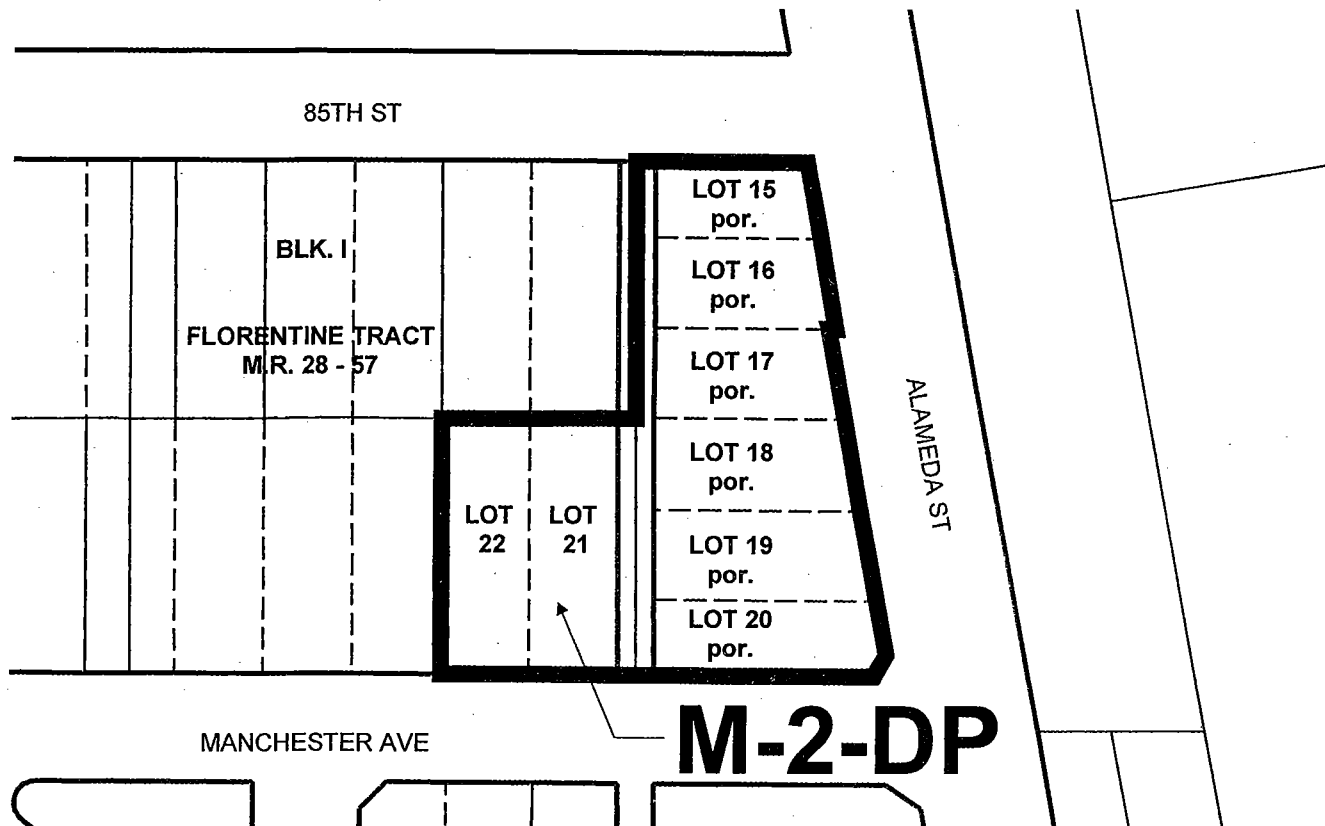
CHANGE OF PRECISE PLAN
ROOSEVELT PARK ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2005-00015 (1)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE









LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWS:

LOT 15 TO 22 OF BLK.I OF FLORENTINE TRACT, RECORDED
IN BOOK 28, PAGE 57 OF MISCELLANEOUS RECORDS, IN THE
OFFICE OF THE RECORDER OF THE COUNTY OF LOS
ANGELES

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP

096H217

DIGITAL DESCRIPTION: \ZCOVD_ROOSEVELT_PARK\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
HAROLD V. HELSLEY, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



January 17, 2008

Bruce W. McClendon FAICP
Director of Planning

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

James Crisp
P.O. Box 551
Verdugo City, CA 91046

RE: PROJECT NO. R2005-02279-(1)
CONDITIONAL USE PERMIT NO. 2005000161-(1)
ZONE CHANGE CASE NO. 200500015-(1)
22104 EAST 85TH STREET, LOS ANGELES

Dear Applicant:

The Regional Planning Commission, by its action of July 11, 2007, **APPROVED** the above described conditional use permit.

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Contact the Executive Office for the necessary procedures and the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant.

If no appeal is made during this 15-day period, the Regional Planning Commission action is final. Upon completion of the 15-day appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. It is advisable that you **make an appointment** with the case planner to assure that processing will be completed expeditiously. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Mark Child, AICP
Supervising Regional Planner
Zoning Permits I Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: Board of Supervisors; Department of Public Works (Building and Safety); Department of Public Works (Subdivision Mapping);
Zoning Enforcement

MC:AN
Hearing Footage: 222

**PROJECT NUMBER R2005-02279-(1)
CONDITIONAL USE PERMIT NUMBER 2005000161-(1)
ZONE CHANGE NUMBER 200500015-(1)
FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

REGIONAL PLANNING COMMISSION HEARING DATES: July 11, 2007 and July 18, 2007

SYNOPSIS:

A request for a change of zone from M-1 to M-2-DP on 1.115 acres and a conditional use permit to authorize the operation and maintenance of a scrap metal recycling facility within the M-2 and M-2-DP zone. The 1.47 acre subject property is located at 2213 East Manchester Avenue and 2210-2214 East 85th Street, in the community of Florence-Firestone, in the Roosevelt Park Zoned District.

PROCEEDINGS BEFORE THE COMMISSION:

July 11, 2007 Public Hearing

A duly noticed public hearing was held on July 11, 2007 before the Regional Planning Commission. Commissioners Bellamy, Helsley, and Rew were present. Staff recommended that the Commission consider if the applicant should comply with current fencing and landscaping requirements in whole or in part. The applicant, Mr. Jay Lite, and his representative, Mr. James Crisp presented testimony in favor of the request and requested to maintain the non-conforming status of the landscaping and the fencing. The public hearing was continued to July 18, 2007, due to the absence of Commissioner Valadez.

July 18, 2007 Continued Public Hearing

A duly noticed continued public hearing was held on July 18, 2007 before the Regional Planning Commission. Commissioners Valadez, Bellamy, and Rew were present. Mr. Crisp was present. After considering the economic hardship and continual maintenance of full compliance with current landscaping, fencing, and fence setback requirements, the Commission directed staff to include requirements for landscaping of the existing strip along Manchester Avenue and for the applicant to provide street trees and maintenance along all frontages to the satisfaction of the Department of Public Works.

There being no further testimony, the Regional Planning Commission closed the public hearing and approved the permit with changes to the findings and conditions as agreed to by the applicant and recommended adoption of the zone change to the Board of Supervisors.

Findings

1. The applicant, Sun-Lite Metals, is requesting a change of zone from M-1 (Light Manufacturing) to M-2-DP (Heavy Manufacturing – Development Program) on 1.115 acres and a conditional use permit to authorize the operation and

maintenance of a scrap metal recycling facility within the M-2 (Heavy Manufacturing) and M-2-DP zone. A conditional use permit is required to administer the -DP (Development Program) designation under the proposed M-2-DP zone. The conditional use permit shall not become effective until the proposed M-2-DP zone is adopted by the Board of Supervisors.

2. The subject property is located at 2213 East Manchester Avenue and 2210-2214 East 85th Street, along Alameda Boulevard, between Manchester Avenue and 85th Street. The subject property is located within an unincorporated portion area of Los Angeles County, in the community of Florence-Firestone, in the Roosevelt Park Zoned District
3. The 1.47-acre subject property is currently developed with a scrap metal recycling facility.
4. The subject property is zoned M-1 and M-2. Pursuant to Part 2 of Section 22.16 and Part 2 of Section 22.40, the applicant requests a change in zoning from the M-1 zone to the M-2-DP zone and a Conditional Use Permit to authorize the use of a scrap metal recycling facility in the proposed M-2-DP zone.
5. The surrounding properties are zoned as follows:

North: M-2
South: M-1
East: M-2, City of South Gate
West: M-2, C-3 (Unlimited Commercial), R-2 (Two-Family Residence)
6. Surrounding land uses within 500' include:

North: Industrial, auto salvage, scrap metal recycling
South: Industrial, commercial
East: Industrial, scrap metal recycling
West: Industrial, commercial, single and multi-family residence
7. Previous zoning cases on the subject property include:
 - Plot Plan 47409 was approved on September 13, 2001 for the construction of a billboard sign.
 - Non-Conforming Review Number 85003 was approved on June 26, 1985 for a truck dismantling yard and parts sales. Conditions indicate that landscaping was provided in the parking area and along Manchester Avenue. This grant expired on June 26, 2000.

- Zone Exception Case 7343 was approved on September 8, 1964 to authorize the continued operation of an automobile dismantling yard with less than required parking. This grant expired on September 8, 1969.
8. Previous zoning enforcement cases on the subject property include:
- Zoning Enforcement Case No 06-0004250 was filed on February 1, 2006 for the operation of a scrap metal recycling facility without a conditional use permit. This zone change and conditional use permit request were filed in response to this zoning enforcement case.
9. The subject property is designated Major Industrial (I) under the Countywide General Plan. Properties designated Major Industrial typically consist of major industrial uses, including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities serving both the domestic and export markets and providing jobs for a large portion of the resident labor force. A scrap metal recycling yard is consistent with this designation.
10. Applicable goals and policies under the Countywide General Plan include:
- Promote more intensive use of industrial sites (LU-5, Policy 8).
 - Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic (LU-5, Policy 15).

As evidenced by the 500' radius land use map, surrounding properties are developed with industrial uses of similar intensities. Industrial uses within 500' are often developed right up to the property line. The scrap metal recycling yard is in an industrial area with the nearest residential use approximately 300 feet away. Nearby residential neighborhoods will not be negatively impacted. A requested use on the subject property is consistent with the Countywide General Plan land use designation and policies.

11. The site plan shows the existing scrap metal recycling facility on the 1.47 acre subject property. The western half of the lot will be used for storage and processing. The eastern portion contains a 1,400 square foot office, 2,800 square foot garage, covered and uncovered processing areas, sixteen parking spaces, and three loading spaces. A 80 foot by 20 foot shear/baler/logger is proposed on the southwest corner of the property. The site is accessed from Manchester Avenue and 85th Street. A twelve foot steel corrugated fence and screen encompasses the property. A double-faced billboard sign exists on the northeast corner of the site.

12. The facility currently operates between 7 a.m. to 3:30 p.m. Monday through Friday and 7 a.m. to 2 p.m. on Saturday and employs 21 persons. The facility utilizes six vehicles, including three roll-off bed trucks, one bobtail truck, and two forty-foot flat bed trucks. The facility generates approximately 150 round trips per week, including delivery and exportation of materials. The facility processes 27,000 tons of scrap metal annually.
13. Except for the provision of fencing and landscaping, the project conforms to the development standards of the Florence-Firestone Community Standards District, Scrap Metal Recycling Yards and the M-2 zone. Any new proposed development shall comply with these standards and all applicable County requirements.
14. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The initial study concluded that the project will not have a significant impact on the environment.
15. A total of 31 public hearing notices were mailed out to property owners within 500 feet of the subject property on May 31, 2007 regarding the subject request. The notice was published in the Los Angeles Sentinel and La Opinion newspapers on June 7, 2007. Case-related material, including the hearing notice, factual and burden of proof were available on or before June 7, 2007 at the Graham Public Library located at 1900 Firestone Boulevard, in Los Angeles. According to the applicant, the hearing notice has been posted on the property for 30 days prior to the public hearing.
16. No public comments were received in regards to this request.
17. A scrap metal recycling yard is an appropriate use for the subject property and will not conflict with the industrial development on the surrounding properties.
18. The Regional Planning Commission has determined that a term of 10 years is the appropriate grant length for the requested use. Continued use of the subject facility as a bar and cocktail lounge shall require additional review in order to assess future compatibility with the surrounding area.
19. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

IN REGARDS TO THE ZONE CHANGE:

1. The modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
2. That a need for the proposed zone classification exists within such area or district; and
3. That the particular property under consideration is a proper location for said zone classification within such area or district; and
4. That the placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare, and in conformity with good zoning practice.

AND IN REGARDS TO THE CONDITIONAL USE PERMIT:

- A. That the requested use at the location proposed will not:
 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, wells, fence, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a conditional use permit as set forth in Sections 22.16.110 and 22.56.090 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Negative Declaration together with any comments received during the public review process, finds on the basis on the whole record before the Regional Planning Commission that

PROJECT NO. R2005-02279-(1)
CONDITIONAL USE PERMIT NO. 2005000161-(1)
ZONE CHANGE NO. 200500015-(1)

FINDINGS
Page 6 of 6

there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Negative Declaration.

2. RECOMMENDS Zone Change Number 200500015-(1) for ADOPTION by the Board of Supervisors.
3. And, In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 2005000161-(1) is APPROVED subject to the attached conditions and refers said Conditional Use Permit for consideration by the Board of Supervisors along with Zone Change Number 200500015-(1).

VOTE: 3-0-0-2

Concurring: Valadez, Bellamy, Rew

Dissenting: None

Abstaining: None

Absent: Helsley, Modugno

Action Date: July 18, 2007

MC:AN
01/15/08

1. This grant authorizes the use of the subject property for a scrap metal recycling facility, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval:
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required inspection and processing fees have been paid pursuant to Condition No. 9 and 10, and that site plans have been provided and approved by the Department of Regional Planning pursuant to Condition 12 and 13, and that the corresponding zone change has been adopted by the Board of Supervisors.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with the Los Angeles County Code Section 2.170.010
6. This grant will expire unless used within six months from the date of approval. A one-year time extension may be requested, in writing and with payment of the applicable fee, at least six months before the expiration date.
7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$1,500.00 within the 90 days of the date of approval. These monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. These funds provide for annual inspections for the term of the grant, for a total of ten (10) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

10. The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1,926.75.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant in accordance with Section 22.60.174 of the County Code, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance. The permittee shall pay or reimburse the County of all necessary fees associated with such hearing.

12. The permittee shall submit to the Director for review and approval three (3) copies of an Exhibit "A", similar to that presented at the public hearing. The subject property shall be

developed and maintained in substantial compliance with the approved Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.

13. The permittee shall submit three (3) copies of a sign plan depicting the location and size of all signage on the property in compliance with the Zoning Ordinance prior to installation of the signage. The signage plan may be incorporated into the Exhibit "A". All signage shall be in compliance with Section 22.44.126-C.6 and Part 10 of Section 22.52 of Los Angeles County Code.
14. The permittee shall submit to the Director for review and approval three (3) copies of a landscape plan, which may be incorporated into the Exhibit "A". The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper pruning, weeding, litter removal, fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.
15. For the life of this grant, the permittee shall maintain all landscaping in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
16. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
17. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
18. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.
19. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works, the Forester and Fire Warden, and the Department of Health Services.
20. The permittee shall obtain any required retroactive approvals or waiver from the Division of Building and Safety of the Department of Public Works for the installation of the shear/baler/logger. A copy of the approval or waiver shall be submitted to the Director of Regional Planning.
21. The permittee shall plant street trees along all property frontages to the satisfaction of the Department of Public Works. The permittee shall maintain the street trees for a minimum of

two years after planting. A copy of the receipt or waiver shall be submitted to the Director, of Regional Planning.

22. Any areas of the property that are publicly visible, including front yards and sidewalks adjoining the property shall remain free of trash and other debris.
23. In the event such items are deposited in either the front yard or sidewalks fronting the property, the permittee shall remove said items within 24 hours of such occurrence
24. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
25. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
26. Black or other similar dark colors is expressly prohibited for use as the primary or base color for any wall or structure.
27. All materials shall be stored within the enclosed facility yard only.
28. Materials may be stored above the height of the yard fence or wall, if stored a minimum of 10 feet any exterior lot line.
29. All exterior lighting shall be hooded and directed away from neighboring properties to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of business hours, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
30. A minimum of 16 parking spaces shall be provided. At least one (1) of these spaces shall be reserved for persons with disabilities and at least one (1) shall be van-accessible. All compact spaces shall be labeled accordingly. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. A minimum of three (3) Type C, 12'x20' with a 14' vertical clearance loading spaces shall be provided.

RPC MEETING DATE
July 11, 2007

AGENDA ITEM NO.
6

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: R2005-02279-(1)

CASE NO. Zone Change RZC200500015-(1)
Conditional Use Permit RCUP2005000161-(1)

CONTACT PERSON: Adrienne Ng

- ☒ STAFF REPORT
- ☒ DRAFT CONDITIONS (If Recommended For Approval)
- ☐ DRAFT FINDINGS FOR DENIAL (If Land Division Case Recommended For Denial)
- ☒ BURDEN OF PROOF STATEMENT (Zoning or Plan Amendment Requests)
- ☒ ENVIRONMENTAL DOCUMENTATION
- ☒ THOMAS BROTHERS MAP (Identifying Subject Property)
- ☒ LAND USE RADIUS MAP
- ☒ SITE PLAN (or Tentative Map)
- ☒ PHOTOGRAPHS
- ☐ CORRESPONDENCE
- ☒ DRAFT FINDINGS FOR APPROVAL
- ☐ _____
- ☐ _____

Reviewed By:



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. R2005-02279-(1)
CASE NO. RZC200500015-(1)
RCUP2005000161-(1)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM 6	
PUBLIC HEARING DATE July 11, 2007	

APPLICANT Sun-Lite Metals Jay Lite	OWNER 2213 Manchester LLC	REPRESENTATIVE James Crisp
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REQUEST
Zone Change: To authorize a change of zone from M-1 to M-2-DP on 1.12 acres.
Conditional Use Permit: To authorize the operation and maintenance of a scrap metal recycling facility within the M-2 and M-2-DP zone.

LOCATION/ADDRESS
2214 East 85th Street

ACCESS
85th Street and Manchester Avenue

ZONED DISTRICT
Florence-Firestone
COMMUNITY
Roosevelt Park
EXISTING ZONING
M-1 (Light Manufacturing), M-2 (Heavy Manufacturing)

SIZE 1.47 acres	EXISTING LAND USE Scrap Metal Recycling Facility	SHAPE Irregular	TOPOGRAPHY Flat
---------------------------	--	---------------------------	---------------------------

SURROUNDING LAND USES & ZONING North: Industrial, auto salvage, scrap metal recycling / M-2 South: Industrial, commercial / M-1	East: Industrial, scrap metal recycling / M-2, City of South Gate West: Industrial, commercial, single and multi-family residence / M-2, C-3 (Unlimited Commercial), R-2 (Two-Family Residence)
--	--

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	I (Major Industrial)	N/A	See Staff Analysis
Community Plan			

ENVIRONMENTAL STATUS
Negative Declaration

DESCRIPTION OF SITE PLAN
The site plan shows the existing scrap metal recycling facility on the 1.47 acre subject property. The western half of the lot will be used for storage and processing. The eastern portion contains the office, processing areas, sixteen parking spaces, and three loading spaces. The site is accessed from Manchester Avenue and 85th Street. A twelve foot steel corrugated fence and screen encompasses the property. A billboard sign exists on the site.

KEY ISSUES

- Satisfaction of Section 22.16.110, Title 22 of the Los Angeles County Code zone change burden of proof requirements.
- Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements.
- Satisfaction of Section 22.44.138, Title 22 of the Los Angeles County Code Florence-Firestone Community Standards District requirements.
- Provision of landscaping and signage.

(If more space is required, use opposite side)

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

*(O) = Opponents (F) = In Favor

STAFF ANALYSIS

PROJECT NUMBER R2005-02279-(1)

CONDITIONAL USE PERMIT NUMBER 2005000161-(1)

ZONE CHANGE NUMBER 200500015-(1)

PROJECT DESCRIPTION

The applicant, Sun-Lite Metals, is requesting a Zone Change from M-1 to M-2-DP on 1.115 acres and a Conditional Use Permit to authorize the operation and maintenance of a scrap metal recycling facility within the M-2 and M-2-DP zone. The subject property is located at 2213 East Manchester Avenue and 2210-2214 East 85th Street, in the community of Florence-Firestone, in the Roosevelt Park Zoned District.

ENTITLEMENT REQUESTED

Pursuant to Part 2 of Section 22.16 and Part 2 of Section 22.40, the applicant requests a change in zoning from the M-1 (Light Manufacturing) zone to the M-2-DP (Heavy Manufacturing - Development Program) zone. Pursuant to Part 1 Section 22.56, the applicant requests a Conditional Use Permit to authorize a scrap metal recycling facility in the existing M-2 (Heavy Manufacturing) and proposed M-2-DP zone.

DESCRIPTION OF SUBJECT PROPERTY

Location

The subject property is located at 2213 East Manchester Avenue and 2210-2214 East 85th Street, along Alameda Boulevard, between Manchester Avenue and 85th Street.

Physical Features

The 1.47-acre subject property is currently developed with a scrap metal recycling facility. The property is enclosed by a solid fence. Access is provided from 85th Street and Manchester Avenue.

EXISTING ZONING

Subject Property

The subject property is zoned M-1 and M-2.

Surrounding Properties

Surrounding properties are zoned as follows:

North: M-2

South: M-1

East: M-2, City of South Gate

West: M-2, C-3 (Unlimited Commercial), R-2 (Two-Family Residence)

EXISTING LAND USES

Subject Property

The subject property is currently developed with a scrap metal recycling facility.

Surrounding Properties

Surrounding land uses within 500' of the subject property consists of the following:

North: Industrial, auto salvage, scrap metal recycling

South: Industrial, commercial

East: Industrial, scrap metal recycling

West: Industrial, commercial, single and multi-family residence

PREVIOUS CASES/ZONING HISTORY

Plot Plan 47409 was approved on September 13, 2001 for the construction of a billboard sign.

Non-Conforming Review Number 85003 was approved on June 26, 1985 for a truck dismantling yard and parts sales. Conditions indicate that landscaping was provided in the parking area and along Manchester Avenue. This grant expired on June 26, 2000.

Zone Exception Case 7343 was approved on September 8, 1964 to authorize the continued operation of an automobile dismantling yard with less than required parking. This grant expired on September 8, 1969.

Zoning Enforcement Case No 06-0004250 was filed on February 1, 2006 for the operation of a scrap metal recycling facility without a conditional use permit. This zone change and conditional use permit request were filed in response to this zoning enforcement case.

COUNTYWIDE GENERAL PLAN

Land Use Policy Map

The subject property is designated Major Industrial (I) under the Countywide General Plan. Properties designated Major Industrial typically consist of major industrial uses, including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities serving both the domestic and export markets and providing jobs for a large portion of the resident labor force. A scrap metal recycling yard is consistent with this designation.

Applicable Policies

- Promote more intensive use of industrial sites (LU-5, Policy 8).
- Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic (LU-5, Policy 15).

As evidenced by the 500' radius land use map, surrounding properties are developed with industrial uses of similar intensities. Industrial uses within 500' are often developed right up to the property line. The scrap metal recycling yard is in an industrial area with the nearest residential use approximately 300 feet away. Nearby residential

neighborhoods will not be negatively impacted. A requested use on the subject property is consistent with the Countywide General Plan land use designation and policies.

SITE PLAN

The site plan shows the existing scrap metal recycling facility on the 1.47 acre subject property. The western half of the lot will be used for storage and processing. The eastern portion contains a 1,400 square foot office, 2,800 square foot garage, covered and uncovered processing areas, sixteen parking spaces, and three loading spaces. A 80 foot by 20 foot shear/baler/logger is proposed on the southwest corner of the property. The site is accessed from Manchester Avenue and 85th Street. A twelve foot steel corrugated fence and screen encompasses the property. A billboard sign exists on the northeast corner of the site.

SITE OPERATION

The facility currently operates between 7 a.m. to 3:30 p.m. Monday through Friday and 7 a.m. to 2 p.m. on Saturday and employs 21 persons. The facility utilizes six vehicles, including three roll-off bed trucks, one bobtail truck, and two forty-foot flat bed trucks. The facility generates approximately 150 round trips per week, including delivery and exportation of materials. The facility processes 27,000 tons of scrap metal annually.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

Compliance with Applicable Development Standards of the Florence-Firestone Community Standards District

Section 22.44.138-C - Community Wide Development Standards.

Requirements for 22.44.138-C.1 Graffiti, 22.44.138-C.2 Maintenance, and 22.44.138-C.3 Material Colors shall be included in the conditions.

Section 22.44.138-D.9.b – Prohibited Uses

Scrap metal processing shall not be permitted on properties that adjoin a residential zone or sensitive use as described in subsection D.6.a. of this section. Properties that are separated by public roads or public rights-of-way shall not be considered adjoining for purposes of this subsection

The nearest residential use is approximately 300 feet from the subject property across from Manchester Boulevard. The proposed scrap metal recycling yard is therefore not prohibited on the subject property.

Compliance with Applicable Development Standards for M-2 Zone

According to Section 22.32.200, any development within the M-2 zone is subject to the following standards.

Section 22.32.200.B – Parking

Parking shall be provided as required by Part 11 of Chapter 22.52. Parking requirements for scrap metal recycling yards is one parking space for each 7,000 square feet of yard area or fraction thereof, up to the first 42,000 square feet and one parking space for each 20,000 square feet of yard area or fraction thereof, in excess of 42,000 square feet. Parking requirements for industrial uses is one parking space for each 500 square feet of floor area of the building used for such use. Industrial uses between 36,001 and 90,000 square feet in size shall provide 3 Type C (12' x40'x14') loading spaces.

The 65,419 square foot subject property and yard requires the provision of seven parking spaces. The office and repair garage require the provision of nine parking spaces. Sixteen parking spaces are required and sixteen parking spaces have been provided. The site plan complies with this requirement.

Compliance with Applicable Development Standards for Scrap Metal Recycling Facilities

According to Part 9 of Section 22.52, scrap metal processing yards shall be subject to the following standards:

Section 22.52.720 Operation--Fence, wall or enclosed building required

All operations and storage, including all equipment used in conducting such use, other than parking, shall be conducted within an enclosed building or within an area enclosed by a solid wall or solid fence.

The site is enclosed with a twelve foot high corrugated steel fence and screen. The site plan complies with this requirement.

Section 22.52.730-A - Specifications for walls and fences

All fences and walls shall be of a uniform height in relation to the ground upon which they stand, and shall be a minimum of eight feet and shall not exceed 15 feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from the lot line. The area between the fence and the lot line shall be fully landscaped according to the specifications hereinafter described in Section 22.52.780.

A twelve foot high corrugated steel fence and screen is located along the property boundary. The fence is existing and does not conform to current requirements.

22.52.750-A - Paving of yards

All areas of the yard open to vehicular passage shall be paved with an asphalt surfacing or an oil and aggregate mixture.

The entire subject property is paved. This requirement has been met.

22.52.770-A Landscaping

At least one square foot of landscaping shall be provided for each linear foot of street or highway frontage.

The property has 725 linear feet of street frontage and 725 square feet of landscaping is required. No landscaping has been provided. Landscaping was previously provided along Manchester Avenue. This requirement has not been met.

22.52.780 Storage limitations

Salvage or junk shall not be placed or allowed to remain outside of the enclosed yard area and may be stored above the height of the fence or wall, provided such storage is not within 10 feet of an exterior lot line.

The entire property is enclosed. These requirements shall be included in the conditions.

Compliance with Applicable Development Standards for -DP Zone

According to Section 22.28.040 any development within the -DP zone is subject to the following standards.

Section 22.40.050.B – Progress Schedule

A progress schedule which shall include all phases of development and indicate the sequence and time period within the improvements described will be made.

The facility is existing and no new structures are proposed.

BURDEN OF PROOF

In addition to the information required in the permit application, the applicant shall substantiate the following to the satisfaction of the Hearing Officer and/or the Commission:

Zone Change Burden of Proof per Code

Pursuant to Los Angeles County Code Section 22.16.110 the applicant must meet the burden of proof requirements.

1. The modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
2. That a need for the proposed zone classification exists within such area or district; and
3. That the particular property under consideration is a proper location for said zone classification within such area or district; and
4. That the placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare, and in conformity with good zoning practice.

Conditional Use Permit Burden of Proof per Code

Pursuant to Los Angeles County Code Section 22.56.040 the applicant must meet the burden of proof requirements.

- A. That the requested use at the location proposed will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, wells, fence, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - 2. By other public or private service facilities as are required.

The applicant has addressed the required Burden of Proof in a statement attached to this report. Staff is of the opinion that the applicant's requests for a zone change from M-1 to M-2-DP and a conditional use permit for the operation of a scrap metal recycling facility are appropriate at the subject location. Properties immediately adjacent to the subject property are zoned M-1 and M-2. Uses adjacent to the subject property include scrap yards, auto salvage, service, and sales, and other industrial uses. The subject request is consistent with the zoning and the uses in the surrounding area.

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The initial study concluded that the project will not have a significant impact on the environment.

FIELD INVESTIGATION

Staff visited the site on May 2, 2007 and found that the site was consistent with the site plan. Staff noted that the baler that was proposed on the site plan was already installed and in operation.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATION

The Department of Public Works and the Fire Department were not consulted in regards to this request because no new construction is proposed.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

A total of 31 public hearing notices were mailed out to property owners within 500 feet of the subject property on May 31, 2007 regarding the subject request. The notice was published in the Los Angeles Sentinel and La Opinion newspapers on June 7, 2007. Case-related material, including the hearing notice, factual and burden of proof were

available on or before June 7, 2007 at the Graham Public Library located at 1900 Firestone Boulevard, in Los Angeles. According to the applicant, the hearing notice has been posted on the property for 30 days prior to the public hearing.

PUBLIC COMMENTS

No public comments were received in regards to this request.

STAFF EVALUATION

The proposed zone change and use are consistent with the Countywide General Plan. The provision of zero landscaping and fencing along the property line is existing and non-conforming. With these exceptions, the project meets all the requirements of the Florence Firestone Community Standards District and the M-2 zone and for scrap metal recycling facilities. The subject property has historically had a minimal amount of landscaping and been built up to the property line. Surrounding industrial developments are similarly developed up to the property line and with minimal or no landscaping. The Commission should consider if the site should be made to comply with fencing requirements and/or if adequate or any landscaping should be provided. As conditioned, the proposed use will not be out of character and not cause general adverse impacts to the surrounding community. If approved, staff recommends that the project be inspected biennially (every other year) for twenty years for compliance with the final conditions of approval.

FEES/DEPOSITS

If approved, the following fees will apply unless modified by the Planning Commission.

Zoning Enforcement

- Cost recovery deposit of \$1500.00 to cover the costs of the ten (10) recommended biennial zoning enforcement inspections for the case. Additional funds would be required if violations are found on the property.

Fish and Game Fees

- Fish and Game Fees of \$1,800.00 and processing fees of \$50.00 related to posting the Notice of Determination with the County Clerk.

The fees will be requested within fifteen (15) calendar days of the final approval of this grant.

STAFF RECOMMENDATIONS

Prior to making a decision on this case, Staff recommends the Planning Commission consider the facts, analysis and correspondence contained in this report along with the oral testimony and/or written comments received during the public hearing.

If the Commission finds the applicant satisfies the zone change and conditional use permit burden of proof requirements for this request, than Staff recommends Approval

PROJECT NUMBER RZJ05-02279-(1)
CASE NUMBERS RCUP2005000161-(1), RZC200500015-(1)

STAFF ANALYSIS
PAGE 8 OF 8

of Zone Change Number 200500015-(1) and Conditional Use Permit No. 2005000161-(1), subject to the attached draft conditions.

SUGGESTED MOTIONS

"I move that the Regional Planning Commission close the public hearing and approve and Conditional Use Permit Number 2005000161-(1), recommend Zone Change Number 200500015-(1) to the Board of Supervisors for adoption, and instruct staff to prepare final environmental documentation, findings and conditions for approval."

Attachments:

Applicant's Burden of Proof
Environmental Documentation
Site Plan/Site Photos
Land Use Map

MC:AN
07/12/07

1. This grant authorizes the use of the subject property for a scrap metal recycling facility as depicted on the approved Exhibit "A", subject to all of the following conditions of approval:
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required inspection and processing fees have been paid pursuant to Condition No. 9 and 10, and that site plans have been provided and approved by the Department of Regional Planning pursuant to Condition 12 and 13, and that the corresponding zone change has been adopted by the Board of Supervisors.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with the Los Angeles County Code Section 2.170.010
6. This grant will expire unless used within six months from the date of approval. A one-year time extension may be requested, in writing and with payment of the applicable fee, at least six months before the expiration date.
7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$1,500.00 within the 90 days of the date of approval. These monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. These funds provide for annual inspections for the term of the grant, for a total of ten (10) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.
10. The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1,850.00.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant in accordance with Section 22.60.174 of the County Code, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance. The permittee shall pay or reimburse the County of all necessary fees associated with such hearing.
12. The permittee shall submit to the Director for review and approval three (3) copies of an Exhibit "A", similar to that presented at the public hearing. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.

13. The permittee shall submit three (3) copies of a sign plan depicting the location and size of all signage on the property in compliance with the Zoning Ordinance prior to installation of the signage. The signage plan may be incorporated into the Exhibit "A". All signage shall be in compliance with Section 22.44.126-C.6 and Part 10 of Section 22.52 of Los Angeles County Code.
14. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
15. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
16. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.
17. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works, the Forester and Fire Warden, and the Department of Health Services.
18. The permittee shall obtain any required retroactive approvals from the Division of Building and Safety of the Department of Public Works for the installation of the T-500 Shear/Baler/Logger.
19. Any areas of the property that are publicly visible, including front yards and sidewalks adjoining the property shall remain free of trash and other debris.

In the event such items are deposited in either the front yard or sidewalks fronting the property, the permittee shall remove said items within 24 hours of such occurrence

20. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. Black or other similar dark colors is expressly prohibited for use as the primary or base color for any wall or structure.
22. All materials shall be stored within the enclosed facility yard only.
23. Materials may be stored above the height of the yard fence or wall, if stored a minimum of 10 feet any exterior lot line.
24. All exterior lighting shall be hooded and directed away from neighboring properties to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of business hours, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
25. A minimum of 16 parking spaces shall be provided. At least one (1) of these spaces shall be reserved for persons with disabilities and at least one (1) shall be van-accessible. All compact spaces shall be labeled accordingly. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. A minimum of three (3) Type C, 12'x20' with a 14' vertical clearance loading spaces shall be provided.

MC:AN
07/05/07

ZONE CHANGE

**M-1 Light Manufacturing Zone and M-2 Heavy Manufacturing Zone
to the M-2 Heavy Manufacturing Zone**

CONDITIONAL USE

Scrap Metal Processing Yard

BURDEN OF PROOF

**Jay Lite President
Sun-Lite Metals
2210 East 85th Street
Los Angeles, CA 90001**

**Unincorporated Los Angeles County Territory
Florence/Walnut Park Area**

M-1 Light Manufacturing and M-2 Heavy Manufacturing Zones

**James J. Crisp, M.S.
14549 Archwood Street # 301
Van Nuys, CA 91405**

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Property Information - County of Los Angeles	

REQUEST

Conditional Use (i.e., Burden of Proof) for the use and maintenance of a M-2 Heavy Manufacturing zoned site as a Scrap Metal Processing Yard in accordance with the provisions of Sections 22.32.190 - A1, 22.56.010 et seq and 22.56.040 of the Los Angeles County Subdivisions and Planning and Zoning Code.

Zone Change (i.e., Burden of Proof) from the M-1 Light Manufacturing Zone and M-2 Heavy Manufacturing Zone to the M-2 Heavy Manufacturing Zone on Lots 13-22 of Block I of the Florentine Tract in accordance with the provisions of Section 22.16.110 of the Los Angeles County Subdivisions and Planning and Zoning Code.

LEGAL DESCRIPTION

Lost 13-22 of Block I of the Florentine Tract including a 20 foot wide alley vacation between 85th Street and East Manchester Avenue.

REFERENCED SECTIONS OF THE LOS ANGELES COUNTY SUBDIVISIONS AND PLANNING AND ZONING CODES

Section 22.08.190 S	Definitions - Scrap Metal Processing Yard
Part 2 Zone Changes & Amendments	See page 22-37
Section 22.16.110	Burden of Proof
Section 22.32.040 et seq	M-1 Light Manufacturing Zones
Section 22.32.190 - A1	M-2 Heavy Manufacturing Zone/Uses Subject to Permits/Scrap Metal Processing Yard
Section 22.56.010 et seq	Conditional Use Permits
Section 22.56.040	Burden of Proof

PROPOSED CONDITIONS OF OPERATION

1. That this review will not be effective for any purpose until the owner of the property involved, or his duly authorized representative, has filed at the office of said Regional Planning Commission his affidavit stating that he is aware of, and accepts, all the conditions of this review;
2. That it is hereby declared to be the intent that if any provision of this review is held or declared to be invalid, the review will be void and the privileges granted hereunder will lapse;
3. That it is further declared and made a condition of this review that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the review will be suspended and the privileges granted hereunder will lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days;

4. That all the requirements of the Zoning Ordinance and of the specific zoning of the subject property will be complied with unless modifications are specifically set forth in the final determination or shown on the approved plot plan;
5. That three copies of a final plot plan will be submitted for approval to the Director of Planning prior to the issuance of any building permits or certificates of occupancy. Said plot plan shall conform with all conditions of operations imposed;

FINDINGS - CONDITIONAL USE - BURDEN OF PROOF

In order for a Conditional Use Authority to be granted for continued use of a M-2 Heavy Manufacturing zoned site as a Scrap Metal Processing Yard, certain Findings as contained in Section 22.56.40 of the Los Angeles County Subdivision and Planning and Zoning Code (LACSPZC) (Burden of Proof) must be established. Following is a delineation of the Findings; the application of relevant facts to same; and, the reasons why said Findings can be sustained in the subject case.

1. *That the requested use at the location proposed will not adversely effect the health, peace or welfare of persons residing or working in the surrounding area.*

The subject property is a level, irregularly shaped parcel of land composed of 10 record lots located on the west side of Alameda Street between East 85th Street on the north and East Manchester Avenue on the south. Said property has a technical frontage of 195 feet along the southerly side of East 85th Street siding on the west side of Alameda Street for a distance of 280 feet. The rear property line extends along the north side of East Manchester Avenue for a distance of 240 feet and the site is bisected in a north/south direction by a vacated 20 foot wide alley dedication.

The subject property is presently developed with a scrap metal processing yard identified as Sun-Lite Metals which has been in operation for approximately 12 years being classified in the M-1 Light Manufacturing Zone and M-2 Heavy Manufacturing Zone.

Adjoining properties to the east across Alameda Street are located in the City of South Gate being industrially zoned and developed with scrap metal processing businesses identified as Jack Engle and Company and Central Metal.

Adjoining properties to the south across East Manchester Avenue are located in Los Angeles County Territory being classified in the M-2 Heavy Manufacturing Zone along Alameda Street and M-1 Light Manufacturing Zone to the west in the vicinity of Firestone Boulevard and Juniper Street. These properties are developed with an ornamental metal processing business identified as Ram Steel and Tube and a scrap metal yard.

Finally, adjoining properties to the west are located in Los Angeles County Territory and classified in the M1 Light Manufacturing Zone along East

Manchester Avenue and M-2 Heavy Manufacturing Zone along East 85th Street being developed with All Japanese Auto Wrecking; and, properties to the north across East 85th Street are classified in the M-2 Heavy Manufacturing zone and developed as Copart Auto Auctions.

All access to the site is from East 85th Street which is a discontinuous Local Street improved on a dedication of 60 feet; East Manchester Avenue is a designated Local Street improved on a dedication of 60 feet between East Firestone Boulevard and Alameda Street; and, Alameda Street is a designated Secondary Highway improved on a variable dedication of 71 to 75 feet.

At the present time, it is the intention of the applicant to maintain an existing scrap metal processing yard on the site known as Sun Lite Metals. Since scrap metal processing yards are not permitted on an M-1 Light Manufacturing zoned site under any circumstances; and, are only permitted on an M-2 Heavy Manufacturing zoned site by Conditional Use Authority, "Burdens of Proof" are hereby requested for a zone change from M-1 and M-2 to M-2 over the entire site in addition to said Conditional Use Authority. These individual "Burdens of Proof" are hereby submitted in accordance with the provisions of Sections 22.16.110, 22.32.040 et seq, 22.32.190-A1, 22.56.010 et seq and 22.56.040 of the Los Angeles County Subdivisions and Planning and Zoning Code.

A review of evidence submitted with this case indicates that Conditional Use Authority should be granted. All adjoining properties are classified in a mixed zoning pattern of M-1 Light Manufacturing and M-2 Heavy Manufacturing and developed with auto wrecking or scrap metal processing yards except for the ornamental iron business across East Manchester Avenue to the south. This established industrial use of land for auto wrecking and scrap metal processing yards even extends to the east across Anaheim Street in the City of South Gate. While building and enclosures are in evidence, the vast majority of junk and salvage operations are undertaken outdoors and open storage is common.

The requested Conditional Use Authority only seeks to maintain an industrial use on the site (i.e., storing, identifying and packaging of scrap metals) which is common to the area (i.e., junk and salvage yards) being promoted by an underlying industrial zoning pattern and local land use plans.

Conditions of operation can be imposed to mitigate or entirely eliminate any adverse consequences for the continued operation of the existing scrap metal processing yard; and, there is no reason to assume that use of this M-2 Heavy Manufacturing zoned site for this purpose has adversely effected the health, peace, comfort or welfare of persons who reside or work in the surrounding area.

2. *That the requested use at the location proposed will not be materially detrimental to the use, enjoyment or valuation of property or other persons located in the vicinity of the site.*

As stated previously, the surrounding area in the vicinity of the existing scrap metal processing yard is zoned for industrial uses being developed with

warehouses, open storage and junk and salvage yards. Further, such uses are promoted by underlying zoning and land use plans subject to Conditional Use Authority and the imposition of proper conditions of operation.

Therefore, the conferring of Conditional Use Authority on the site for continued use for scrap metal processing purposes cannot be found to be materially detrimental to the use, enjoyment or valuation of any property located in the vicinity of the site.

3. *That at the request use at the location proposed will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.*

The site and adjoining area have been used and developed for industrial purposes for an extensive period of time with no direct evidence that any person or property has been menaced, jeopardized or endangered. Junk yards, salvage yards and scrap metal processing yards are needed and necessary as part of an economically viable industrial base.

There is no reason to assume that the need for these types of industrial uses will diminish in the future; and, the imposition of proper conditions of operation in conjunction with a planned program for maintenance and management will assure that any welfare, safety or health issues can be adequately addressed.

4. *That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.*

The site is planned and zoned for industrial purposes being developed in conformance with all provisions of the current Los Angeles County Subdivision and Planning and Zoning Code and Title 22 thereof. The legal integration of the existing scrap metal processing yard with other industrial uses in the surrounding area is of no issue since junk and salvage yards are immediately adjacent.

5. That the proposed site is adequately served:

1. By highways or street of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

There is no evidence that public or private service facilities are not adequate or otherwise deficient; and, direct access to the site from East 85th Street, Alameda Street and East Manchester Avenue is immediately available.

6. *That the nature of the improvement is such that to require cessation of use would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.*

There is no reason to assume that the continued maintenance and operation of

the existing scrap metal processing yard on the subject site has not been undertaken in a manner which conforms with applicable Code provisions or Conditions of Operation. To require a cessation of this industrial use on the site would have a severe economic impact on the owners and create land use conflicts with immediately adjacent industrial uses.

Therefore, while constitutional issues of taking might be an issue, it is far more important to recognize that denial of the Conditional Use Authority requested would deprive the community of a needed and necessary way to process and dispose of industrial waste (i.e., scrap metals) in an economically viable fashion.

FINDINGS - ZONE CHANGE - BURDEN OF PROOF

1. *Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.*

All adjoining properties along East 85th Street and Alameda Street are planned and zoned for M-2 Heavy Industrial Uses. This zoning pattern also occupies Lots 13-20 of the subject site. Only Lots 21 and 22 are classified in the M-1 Light Manufacturing zone. All remaining properties to the south and west along East Manchester Avenue are classified in the M-1 Light Manufacturing zone and, without exception, are developed with non-conforming M-2 Heavy Industrial Uses consisting of auto wrecking and scrap metal processing yards.

Therefore, revision of the zoning plan from M-1 Light Manufacturing to M-2 Heavy Manufacturing over the entire site (i.e., Lots 15-21 of the Florentine Tract) merely recognizes an existing land use condition on the site and in the area which has existed for an extensive period of time. Granting of said zone change will remove the stigma of an illegal use of land or, alternatively, the burden placed on the property as a legally established nonconforming use. Classification of the site in the M-2 Heavy Industrial Manufacturing zone will also permit a proper review of the use for scrap metal processing purposes; and, the imposition of proper conditions of operation through the Conditional Use process (i.e., Burden of Proof).

2. *A need for the proposed zoning classification of M-2 Heavy Manufacturing exists within the area or district adjacent to the involved site.*

With the exception of Ram Tube and Steel at the corner of Alameda Street and East Manchester Avenue; and, a shopping center to the west on the corner of Ivy Street and East Firestone Boulevard (i.e., Silver Dollar Shopping Center), all adjacent properties in an area of influence on the site are developed with scrap metal processing or auto wrecking yards. All of said businesses have been illegally established or are classified as legally established manufacturing uses lacking proper zoning (M-2 Heavy Manufacturing) and/or Conditional Use status (i.e., Burden of Proof) or both.

A change in zoning classification to M-2 Heavy Manufacturing on the involved site and all existing M-1 Light Manufacturing sites in the area would legalize the existing scrap metal processing and auto wrecking businesses as far as zoning is concerned in recognition of an existing land use situation; and, create the possibility of control and operation by due process through the Conditional Use procedure (i.e., Burden of Proof).

Therefore, it can be found that a need exists for a zoning classification of M-2 Heavy Manufacturing in the involved area and district.

3. *The particular property under consideration is a proper location for a zone classification of M-2 Heavy Manufacturing.*

As stated previously, only two lots of the involved site are currently classified in the M-1 Light Manufacturing zone. The remaining area of the site is classified in the M-2 Heavy Manufacturing zone permitting a scrap metal processing yard by right through the Conditional Use process (i.e., Burden of Proof). Additionally, the site has been used for scrap metal purposes for at least twelve (12) years with no evidence of concern or controversy.

Therefore, it can be found that use of the involved site for scrap metal processing purposes is proper as to its location in an area where surrounding properties are developed with identical uses.

4. *Placement of a M-2 Heavy Manufacturing classification on the subject site will be proper in terms of existing land use, location, public health, public safety, public welfare and good zoning practice.*

Existing use of the site and adjoining properties has been discussed in other sections of this report as has the development and use of properties for scrap metal processing and auto wrecking yards. Public health, safety and welfare for the general population would be better served if the subject site and properties in the adjoining area were classified in the M-2 Heavy Manufacturing zone thereby resolving an issue of Code compliance; and, more importantly imposing a system of control and operation through the required Conditional Use (i.e., Burden of Proof) process with its required environmental review.

Said zone change would also be in conformity with good zoning practice allocating competing and conflicting land uses in a reasonable and equitable fashion while maintaining a system of control and management through imposed conditions of operation and environmental review.

STAFF USE ONLY

PROJECT NUMBER: R2005-02279-(1)

CASES: RCUP200500161-(1),
RZC200500015-(1), RENV200500159-(1)



***** INITIAL STUDY *****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

ZIP Map Date: 6/26/06

Staff Member: Adrienne Ng

Thomas Guide: 704, H2

USGS Quad: Southgate

Location: 2213 East Manchester Avenue, 8515 South Alameda Street, 2214 E 85th Street

Description of Project: A zone change request to rezone a parcel from M-1 to M-2-DP and a conditional use permit request for the retroactive approval and expansion of a scrap metal processing facility in the M-2 and M-2-DP zone. Scrap metal processing facilities require a conditional use permit in the M-2 zone. The subject property was previously approved for the continued operation of a truck dismantling and auto parts sales facility under Nonconforming Review Case No. (NCR) 85-003-(2), which expired on June 25, 2000. A portion to the west of the subject property under NCR 85-003-(2) was sold and a portion to the east of the subject property was added to the current project. The current subject property encompasses 1.47 acres and is bounded by Manchester Avenue, 85th Street, and Alameda Street. The facility is open to the public and processes new and obsolete scrap metal, including steel, copper, aluminum, and nickel alloys. The facility processes 27,000 tons of scrap metal annually. Materials are imported from local industrial manufacturers. The facility does not recycle or process automobiles or municipal waste. Scrap metal is trucked in to the yard and placed in piles up to 15 feet high. Scrap metal is sorted, reduced, baled, and stored until loads are accumulated for exportation. Scrap metal reduction is done by either cutting by hand torch or by mechanical shears. Three shears, one baler, one scale, and one briquette machine are located under a canopied work area. The applicant proposes to add an electric motor Sierra T500 Shear/Baler/Logger, which can shear/bale/log up to 16 tons of materials per hour. The site plan depicts the subject property encompassed by a 12 foot corrugated steel fence topped by screen. A 1,400 square foot office and 2,783 square foot repair garage are located in the northwest corner of the property. A 3,660 canopied work area is located in the southwest corner of the subject property. The yard encompasses approximately 52,100 square feet. Sixteen parking spaces and 3 truck loading spaces are shown on the site plan. The property is accessible from 85th Street and from Manchester Avenue. The facility currently operates between 7 a.m. to 3:30 p.m. Monday through Friday and 7 a.m. to 2 p.m. on Saturday and employs 21 persons. The facility utilizes six vehicles, including three roll-off bed trucks, one bobtail truck, and two forty-foot flat bed trucks. The facility generates approximately 150 round trips per week, including delivery and exportation of materials.

Gross Area: 1.47 acres/64,200 square feet

Environmental Setting: The project site is located in an unincorporated portion of Los Angeles County near the City of South Gate. The 1.6 acre subject property is bounded by Manchester Avenue to the south, 85th Street to the north, and Alameda Street to the east. The project site is an existing scrap metal recycling yard in an industrial area. The site was previously used as an auto dismantling and sales yard. Uses immediately adjacent to the north, east, and west of the subject property include scrap metal recycling yards and auto salvage and recycling yards. Uses to the south of the subject property include scrap metal recycling yards, industrial uses, commercial, storage, offices, and single-family and duplex residences.

Zoning: M-2, M-1

General Plan: Major Industrial

Community/Area Wide Plan: None

Major projects in area:

<u>Project Number</u>	<u>Description & Status</u>
<u>CP01525</u>	<u>Expansion of an existing auto dismantling yard (approved March 14, 2000)</u>
<u>R2004-00142</u>	<u>Minor Parking Deviation to allow continued operation of a taco stand (approved June 15, 2005)</u>
<u>03-179</u>	<u>Continued Operation of a Junk and Salvage yard (approved July 21, 2004)</u>
<u> </u>	<u> </u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
- ☒ Los Angeles Region
- ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☒ Integrated Waste Management Board

Trustee Agencies

- ☒ None
- ☐ State Fish and Game
- ☐ State Parks
- ☐
- ☐

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.
- ☒ City of Los Angeles, City of South Gate
- ☒ DTSC
- ☐
- ☐
- ☐
- ☐

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns Area
- ☐

County Reviewing Agencies

- ☐ Subdivision Committee
- ☒ DPW: Land Development Division-Drainage & Grading, (NPDES); Traffic & Lighting; Environ. Programs (Solid Waste)
- ☒ Health Services: Environmental Hygiene; Vector Control, Solid Waste
- ☐
- ☐

IMPACT ANALYSIS MATRIX

		ANALYSIS SUMMARY (See individual pages for details)			
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		Potentially Significant Impact
					Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Liquefaction
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Machinery, addition of equipment
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Scrap metal stored in piles until shipped
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Scrap metal recycling
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Traffic, water quality, noise

DEVELOPMENT MONITORING SYSTEM (DMS)*

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: I - Major Industrial
- ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ **NEGATIVE DECLARATION**, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ **MITIGATED NEGATIVE DECLARATION**, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ **ENVIRONMENTAL IMPACT REPORT***, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: [Signature] Date: 4/24/07

Approved by: Mark Chiles Date: 4/24/07

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
<u>(Special Studies Zone – State of California/USGS, Los Angeles Quad)</u> |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area containing a major landslide(s)?
<u>(Special Studies Zone – State of California/USGS, Los Angeles Quad)</u> |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having high slope instability?
<u>(Slope Stability – ESRI Variable 14, Los Angeles Quad)</u> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
<u>Liquefaction (Seismic Hazard Map - Los Angeles County Safety Element, Plate 4)</u> |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%? |
| g. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? |
| h. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Approval of Geotechnical Report by DPW

In a letter dated February 1, 2007, the Department of Public Works stated they had no comments regarding this request.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, geotechnical factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?

<i>(Flood and Induction Hazard - Los Angeles County Safety Element, Plate 6)</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?

<i>(Flood and Induction Hazard - Los Angeles County Safety Element, Plate 6)</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?

<i>Low Potential Mudflow (Floodprone, Mudflow, and Percolation - ESRI Variable 17, Los Angeles Quad)</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run off?

_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?

_____ |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? _____ |

STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 C Section 308A
 ☐ Ordinance No. 12,114 (Floodways)
- ☐ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size
 ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by flood (hydrological) factors?

- ☐ Potentially significant impact
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
<i>(Wildland and Urban Fire Hazards - Los Angeles County Safety Element, Plate 7)</i> |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
_____ |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? _____ |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards? _____ |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
_____ |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?
_____ |
| g. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>Propane tanks on site. Torches to be used to reduce materials.</u> |

STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8

☐ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Project Design

☒ Compatible Use

Scrap metal recycling facility - will not handle hazardous or combustible materials. Propane will be stored and handled according to all applicable County codes.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?
<u>Project located on Alameda Street, a designated secondary highway and near Firestone Boulevard, a designated major highway</u> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
<u>Residential uses within 500' to the south of the subject property.</u> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
<u>Increased truck traffic, scrap metal processing equipment.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
_____ |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other factors? <u>Unloading, sorting, and loading noise, machinery including shears, bailer, and other equipment. Residential uses within 500'.</u> |

STANDARD CODE REQUIREMENTS

- ☒ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- ☐ Lot Size ☒ Project Design ☒ Compatible Use

Consulted with Environmental Hygiene. Project shall comply with County Noise Control Ordinance.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☒ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
- b. ☒ ☒ ☐ Will the proposed project require the use of a private sewage disposal system?
- ☒ ☐ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
- c. ☒ ☒ ☐ Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
- d. ☒ ☐ ☒ Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
- Runoff from piles/bales of stored scrap metal and materials.*
- e. ☒ ☐ ☐ Other factors?

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5

☐ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

In a letter dated February 1, 2007, the Department of Public Works stated they had no comments regarding this request.

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, water quality problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with or obstruct implementation of the applicable air quality plan? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? |
| h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors: _____ |

STANDARD CODE REQUIREMENTS

☒ Health and Safety Code Section 40506

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?

<i>(Significant Ecological Areas – Los Angeles County)</i> |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site? |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)? |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain oak or other unique native trees (specify kinds of trees)? |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)? |

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size
 ☐ Project Design
 ☐ Oak Tree Permit
 ☐ ERB/SEATAC Review

Project is an industrial use in an industrialized area. Subject property is completely developed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources?
_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites?
_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
_____ |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

Subject property is completely developed and area is highly urbanized and is unlikely to contain archaeological artifacts.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or paleontological resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<i>(Mineral Deposits and Mines – ESRI Variable 16, Los Angeles Quad)</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

_____ |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

(General Land Use – ESRI Variable 11, Los Angeles Quad)

- b. ☐ ☒ ☐ Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

- c. ☐ ☒ ☐ Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- d. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

<u>(Scenic Highway Systems Map - Los Angeles County)</u> |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

<u>(County of Los Angeles Trail System - Los Angeles County)</u> |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? _____ |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? _____ |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems? _____ |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other factors (e.g., grading or land form alteration): <u>Storage of recyclable materials up to 15 feet in height.</u> |

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☒ Lot Size
 ☒ Project Design
 ☐ Visual Report
 ☒ Compatible Use

County code requires materials stored over the height of the walls to be set back a minimum of 10 feet from the property line.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on scenic qualities?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?

_____ |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project result in any hazardous traffic conditions?

<u>Trucks will enter and exit on 85th Street and Manchester Road.</u> |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in parking problems with a subsequent impact on traffic conditions?

_____ |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

_____ |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?

_____ |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

_____ |
| g. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other factors? <u>Adequate space for on and off-site maneuvering?</u>

_____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design ☐ Traffic Report ☒ Consultation with Traffic & Lighting Division

In a letter dated February 1, 2007, the Department of Public Works stated they had no comments regarding this request.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?
_____ |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?
_____ |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____

_____ |

STANDARD CODE REQUIREMENTS

- ☒ Sanitary Sewers and Industrial Waste Ordinance No. 6130
- ☒ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level?
<u>N/A</u> |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools which will serve the project site?
<u>N/A</u> |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems?
<u>N/A</u> |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?
<u>N/A</u> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any special fire or law enforcement problems associated with the project or the general area?
_____ |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____

_____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fees

Closest Sheriff Station – 8640 California Ave, South Gate, CA – 1.5 miles

Closest Fire Station – 3161 E Imperial Hwy, Lynwood, CA – 2.1 miles

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create problems with providing utility services, such as electricity, gas, or propane? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any other known service problem areas (e.g., solid waste)? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)? |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other factors? <u>Application for the retroactive approval of a scrap metal recycling facility.</u> |

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

Consulted with DPW Environmental Programs/Solid Waste, DHS Solid Waste, IWMB. In a letter dated February 1, 2007, the Department of Public Works stated they had no comments regarding this request.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?
_____ |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the
general area or community?
_____ |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?
_____ |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

STANDARD CODE REQUIREMENTS

☒ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? _____

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site? |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?
<u>Vehicle maintenance facility on-site. Propane tank.</u> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
<u>Residences within 500'</u> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
<u>Existing use as a scrap metal recycling facility. Previous use as an auto dismantling yard.</u> |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? |
| g. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? |
| h. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? |
| i. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? |
| j. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other factors? <u>Materials stockpiling – possible harbor for vectors.</u> |

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Toxic Clean up Plan ☒ Project shall comply with all applicable county codes
Consulted with DHS – Vector Control, DTSC, DPW Environmental Programs/Solid Waste, DHS Solid Waste, IWMB, RWQB.

CONCLUSION

Considering the above information, could the project have a significant impact relative to public safety?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the plan designation(s) of the subject property?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the zoning designation of the subject property?
_____ |
| c. | | | | Can the project be found to be inconsistent with the following applicable land use criteria: |
| | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hillside Management Criteria? |
| | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SEA Conformance Criteria? |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other? _____ |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project physically divide an established community?
_____ |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections? |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing? |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)? |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents? |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? |
| g. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
<hr/> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
<hr/> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

<u>Traffic, noise, water quality</u>
<hr/> |

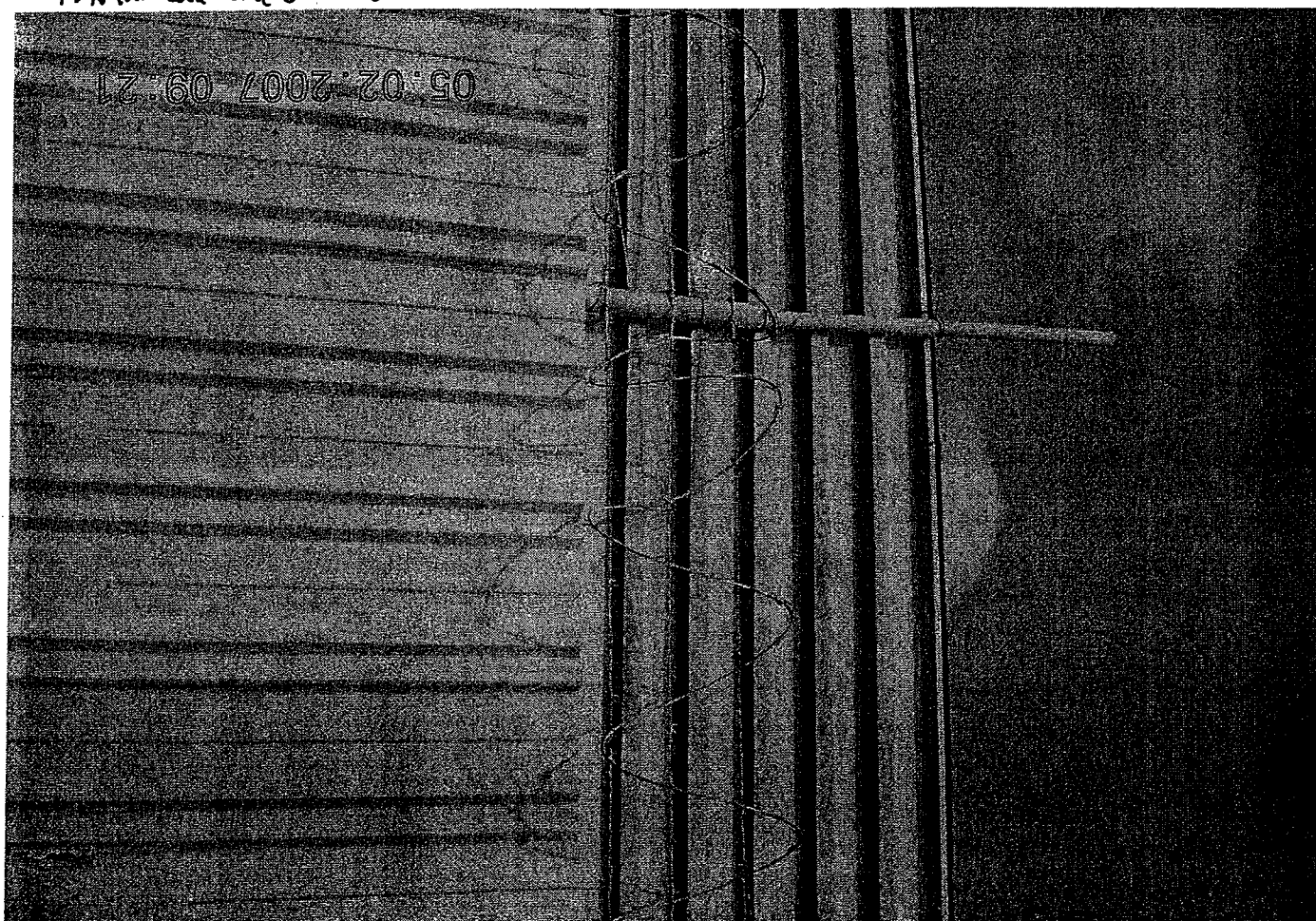
CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

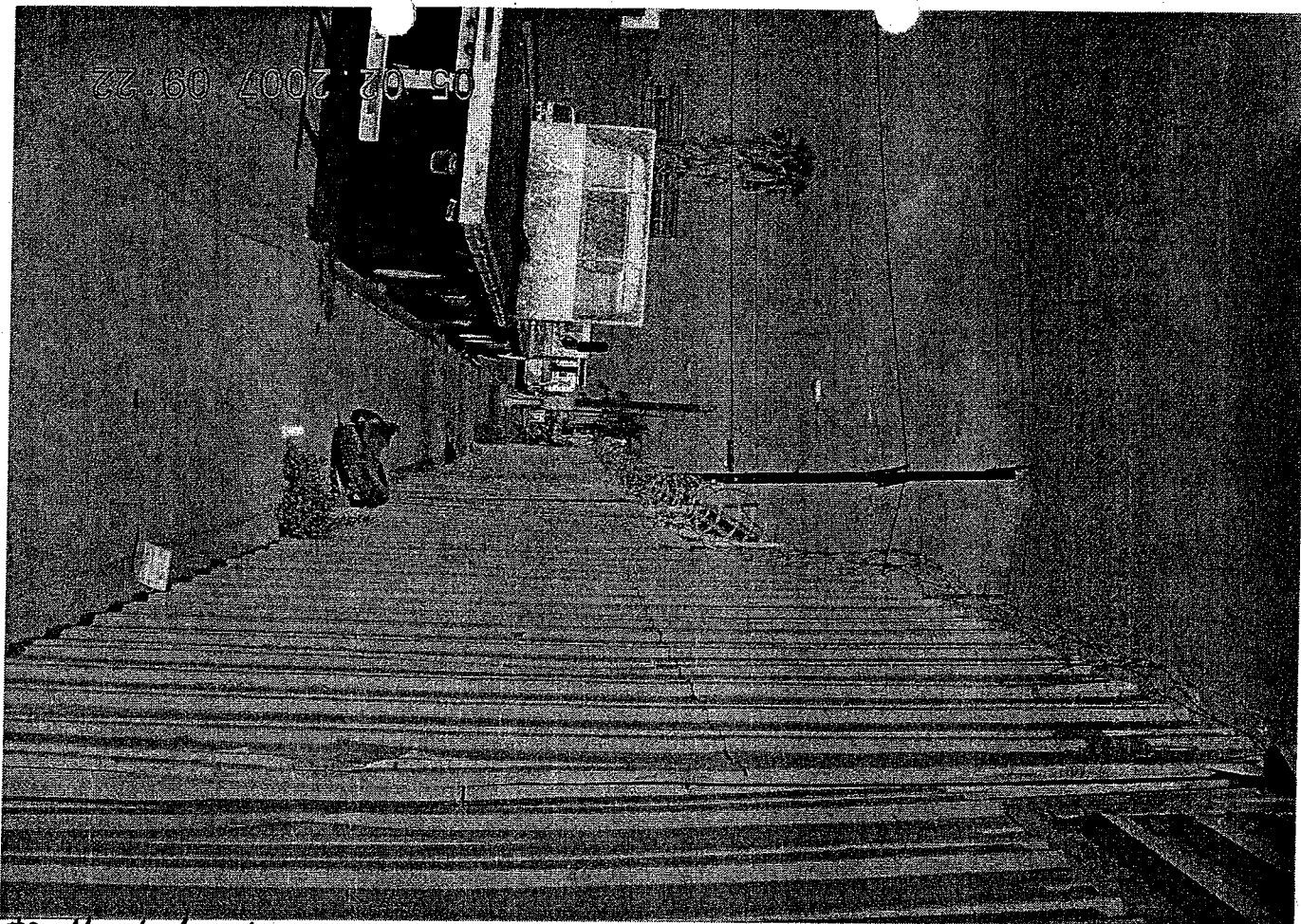
☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact



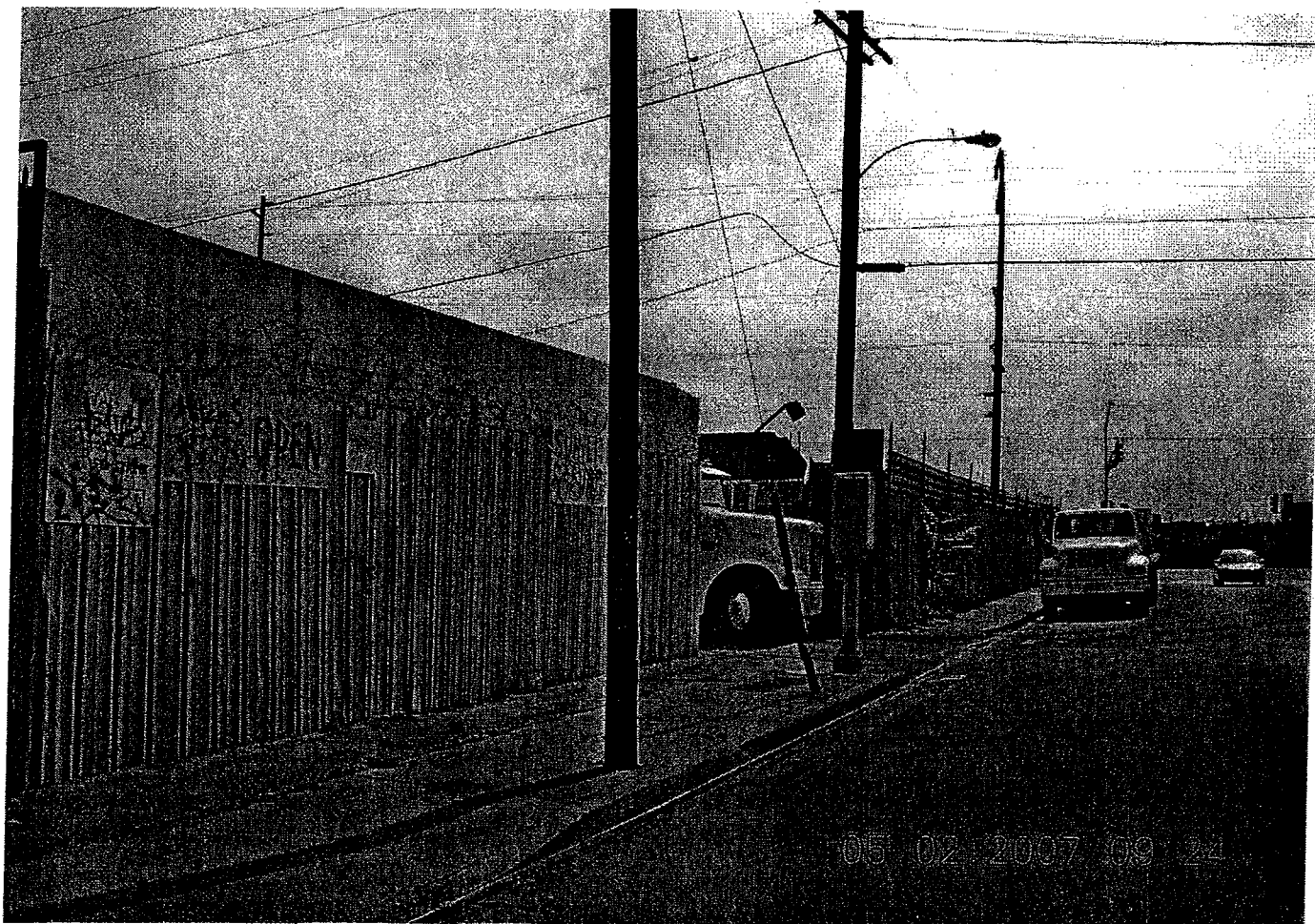
#1. Alameda and 85th Street



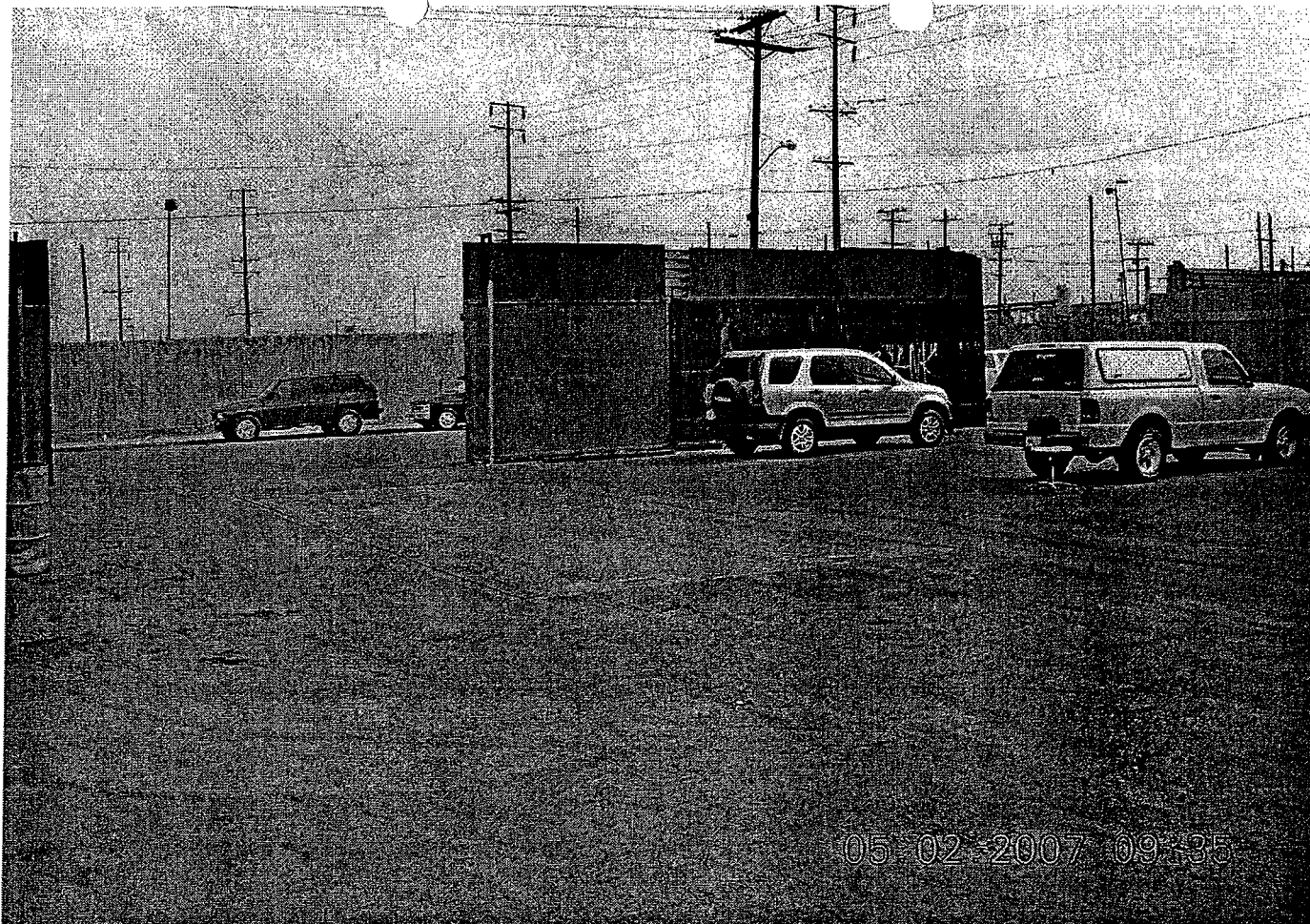
#2. Alameda and 85th Street



#3. Manchester Avenue



#4 Manchester Avenue



#5. parking area.





#7. Yard area facing east.



40 V I P's conduct

05:02 2007/09:59

**PROJECT NUMBER R2005-02279-(1)
CONDITIONAL USE PERMIT NUMBER 2005000161-(1),
ZONE CHANGE NUMBER 200500015-(1)
FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

REGIONAL PLANNING COMMISSION HEARING DATES: July 11, 2007

SYNOPSIS:

A request for a change of zone from M-1 to M-2-DP on 1.115 acres and a conditional use permit to authorize the operation and maintenance of a scrap metal recycling facility within the M-2 and M-2-DP zone. The 1.47 acre subject property is located at 2213 East Manchester Avenue and 2210-2214 East 85th Street, in the community of Florence-Firestone, in the Roosevelt Park Zoned District.

Findings

1. The applicant, Sun-Lite Metals, is requesting a change of zone from M-1 (Light Manufacturing) to M-2-DP (Heavy Manufacturing – Development Program) on 1.115 acres and a conditional use permit to authorize the operation and maintenance of a scrap metal recycling facility within the M-2 (Heavy Manufacturing) and M-2-DP zone. A conditional use permit is required to administer the –DP (Development Program) designation under the proposed M-2-DP zone. The conditional use permit shall not become effective until the proposed M-2-DP zone is adopted by the Board of Supervisors.
2. The subject property is located at 2213 East Manchester Avenue and 2210-2214 East 85th Street, along Alameda Boulevard, between Manchester Avenue and 85th Street. The subject property is located within an unincorporated portion area of Los Angeles County, in the community of Florence-Firestone, in the Roosevelt Park Zoned District
3. The 1.47-acre subject property is currently developed with a scrap metal recycling facility.
4. The subject property is zoned M-1 and M-2. Pursuant to Part 2 of Section 22.16 and Part 2 of Section 22.40, the applicant requests a change in zoning from the M-1 zone to the M-2-DP zone and a Conditional Use Permit to authorize the use of a scrap metal recycling facility in the proposed M-2-DP zone.
5. The surrounding properties are zoned as follows:
 - North: M-2
 - South: M-1
 - East: M-2, City of South Gate
 - West: M-2, C-3 (Unlimited Commercial), R-2 (Two-Family Residence)

6. Surrounding land uses within 500' include:

North: Industrial, auto salvage, scrap metal recycling
South: Industrial, commercial
East: Industrial, scrap metal recycling
West: Industrial, commercial, single and multi-family residence

7. Previous zoning cases on the subject property include:

- Plot Plan 47409 was approved on September 13, 2001 for the construction of a billboard sign.
- Non-Conforming Review Number 85003 was approved on June 26, 1985 for a truck dismantling yard and parts sales. Conditions indicate that landscaping was provided in the parking area and along Manchester Avenue. This grant expired on June 26, 2000.
- Zone Exception Case 7343 was approved on September 8, 1964 to authorize the continued operation of an automobile dismantling yard with less than required parking. This grant expired on September 8, 1969.

8. Previous zoning enforcement cases on the subject property include:

- Zoning Enforcement Case No 06-0004250 was filed on February 1, 2006 for the operation of a scrap metal recycling facility without a conditional use permit. This zone change and conditional use permit request were filed in response to this zoning enforcement case.

9. The subject property is designated Major Industrial (I) under the Countywide General Plan. Properties designated Major Industrial typically consist of major industrial uses, including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities serving both the domestic and export markets and providing jobs for a large portion of the resident labor force. A scrap metal recycling yard is consistent with this designation.

10. Applicable goals and policies under the Countywide General Plan include:

- Promote more intensive use of industrial sites (LU-5, Policy 8).
- Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic (LU-5, Policy 15).

As evidenced by the 500' radius land use map, surrounding properties are developed with industrial uses of similar intensities. Industrial uses within 500' are often developed right up to the property line. The scrap metal recycling yard is in an industrial area with the nearest residential use approximately 300 feet away. Nearby residential neighborhoods will not be negatively impacted. A requested use on the subject property is consistent with the Countywide General Plan land use designation and policies.

11. The site plan shows the existing scrap metal recycling facility on the 1.47 acre subject property. The western half of the lot will be used for storage and processing. The eastern portion contains a 1,400 square foot office, 2,800 square foot garage, covered and uncovered processing areas, sixteen parking spaces, and three loading spaces. A 80 foot by 20 foot shear/baler/logger is proposed on the southwest corner of the property. The site is accessed from Manchester Avenue and 85th Street. A twelve foot steel corrugated fence and screen encompasses the property. A double-faced billboard sign exists on the northeast corner of the site.
12. The facility currently operates between 7 a.m. to 3:30 p.m. Monday through Friday and 7 a.m. to 2 p.m. on Saturday and employs 21 persons. The facility utilizes six vehicles, including three roll-off bed trucks, one bobtail truck, and two forty-foot flat bed trucks. The facility generates approximately 150 round trips per week, including delivery and exportation of materials. The facility processes 27,000 tons of scrap metal annually.
13. Except for the provision of fencing and landscaping, the project conforms to the development standards of the Florence-Firestone Community Standards District, Scrap Metal Recycling Yards and the M-2 zone. Any new proposed development shall comply with these standards and all applicable County requirements.
14. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The initial study concluded that the project will not have a significant impact on the environment.
15. A total of 31 public hearing notices were mailed out to property owners within 500 feet of the subject property on May 31, 2007 regarding the subject request. The notice was published in the Los Angeles Sentinel and La Opinion newspapers on June 7, 2007. Case-related material, including the hearing notice, factual and burden of proof were available on or before June 7, 2007 at the Graham Public Library located at 1900 Firestone Boulevard, in Los Angeles. According to the applicant, the hearing notice has been posted on the property for 30 days prior to the public hearing.
16. No public comments were received in regards to this request.

17. A scrap metal recycling yard is an appropriate use for the subject property and will not conflict with industrial development on the surrounding properties.
18. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

IN REGARDS TO THE ZONE CHANGE:

1. The modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
2. That a need for the proposed zone classification exists within such area or district; and
3. That the particular property under consideration is a proper location for said zone classification within such area or district; and
4. That the placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare, and in conformity with good zoning practice.

AND IN REGARDS TO THE CONDITIONAL USE PERMIT:

- A. That the requested use at the location proposed will not:
 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, wells, fence, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and

2. By other public or private service facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a conditional use permit as set forth in Sections 22.16.110 and 22.56.090 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Negative Declaration together with any comments received during the public review process, finds on the basis on the whole record before the Regional Planning Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Negative Declaration.
2. RECOMMENDS Zone Change Number 200500015-(1) for ADOPTION by the Board of Supervisors.
3. And, In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 2005000161-(1) is APPROVED subject to the attached conditions and refers said Conditional Use Permit for consideration by the Board of Supervisors along with Zone Change Number 200500015-(1).

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MC:AN
07/05/07



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. R2005-02279-(1)
CASE NO. RZC200500015-(1)
RCUP2005000161-(1)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM 6	
PUBLIC HEARING DATE July 11, 2007	

APPLICANT Sun-Lite Metals Jay Lite	OWNER 2213 Manchester LLC	REPRESENTATIVE James Crisp
--	------------------------------	-------------------------------

REQUEST
Zone Change: To authorize a change of zone from M-1 to M-2-DP on 1.12 acres.
Conditional Use Permit: To authorize the operation and maintenance of a scrap metal recycling facility within the M-2 and M-2-DP zone.

LOCATION/ADDRESS 2214 East 85 th Street	ZONED DISTRICT Florence-Firestone		
ACCESS 85 th Street and Manchester Avenue	COMMUNITY Roosevelt Park		
	EXISTING ZONING M-1 (Light Manufacturing), M-2 (Heavy Manufacturing)		
SIZE 1.47 acres	EXISTING LAND USE Scrap Metal Recycling Facility	SHAPE Irregular	TOPOGRAPHY Flat

SURROUNDING LAND USES & ZONING North: Industrial, auto salvage, scrap metal recycling / M-2	East: Industrial, scrap metal recycling / M-2, City of South Gate
South: Industrial, commercial / M-1	West: Industrial, commercial, single and multi-family residence / M-2, C-3 (Unlimited Commercial), R-2 (Two-Family Residence)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	I (Major Industrial)	N/A	See Staff Analysis
Community Plan	_____	_____	_____

ENVIRONMENTAL STATUS
Negative Declaration

DESCRIPTION OF SITE PLAN
The site plan shows the existing scrap metal recycling facility on the 1.47 acre subject property. The western half of the lot will be used for storage and processing. The eastern portion contains the office, processing areas, sixteen parking spaces, and three loading spaces. The site is accessed from Manchester Avenue and 85th Street. A twelve foot steel corrugated fence and screen encompasses the property. A billboard sign exists on the site.

- KEY ISSUES
- Satisfaction of Section 22.16.110, Title 22 of the Los Angeles County Code zone change burden of proof requirements.
 - Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements.
 - Satisfaction of Section 22.44.138, Title 22 of the Los Angeles County Code Florence-Firestone Community Standards District requirements.
 - Provision of landscaping and signage.
- (If more space is required, use opposite side)

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON Mark Child (213) 974-6443		
RPC HEARING DATE(S) July 11, 2007, July 18, 2007	RPC ACTION DATE July 18, 2007	RPC RECOMMENDATION Approval
MEMBERS VOTING AYE Valadez, Bellamy, Rew	MEMBERS VOTING NO None	MEMBERS ABSTAINING None
STAFF RECOMMENDATION (PRIOR TO HEARING) Approval		
SPEAKERS* (O) None (F) One	PETITIONS (O)None (F) None	LETTERS (O) None (F) None

*(O) = Opponents (F) = In Favor



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



April 21, 2008

Bruce W. McClendon FAICP
Director of Planning

Honorable Board of Supervisors
County of Los Angeles
Kenneth Hahn Hall of Administration, Room 383
500 West Temple Street
Los Angeles, CA 90012

**PROJECT NUMBER R2005-02279-(1)
ZONE CHANGE CASE NO. 200500015-(1)
CONDITIONAL USE PERMIT CASE NO. 200500161-(1)
PETITIONER: JAY LITE
2210 EAST 85TH STREET
LOS ANGELES, CA 90001
ROOSEVELT PARK ZONED DISTRICT
FIRST SUPERVISORIAL DISTRICT (3-VOTE)**

Dear Supervisors:

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:

1. Adopt the attached ordinance, approved as to form by County Counsel, to change zones within the Zoned District as recommended by the Regional Planning Commission (Zone Change No. 200500015).
2. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit No. 200500161.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the Countywide General Plan.
- The proposed project would help meet the growing demand for local industrial opportunities in Los Angeles County.

Implementation of Strategic Plan Goals

This project approval promotes the County's Strategic Plan goal of Service Excellence and Community Services. The project components (zone change and

**Honorable Board of Supervisors
Zone Change, Conditional Use Permit
Page 2 of 3**

conditional use permit) sought by the applicant were carefully researched and analyzed to ensure that quality information regarding the subject property is available.

The project promotes the County's vision for improving the quality of life in Los Angeles County. Approval of this development will provide much needed local jobs and services in the Roosevelt Park Zoned District.

FISCAL IMPACT/FINANCING

Implementation of the proposed zone change and conditional use permits should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Regional Planning Commission conducted concurrent public hearings on Zone Change No. 200500015 and Conditional Use Permit No. 200500161 on July 11, 2007 and July 18, 2007 to authorize a scrap metal recycling facility. The Regional Planning Commission voted (3-0-0-2) to recommend approval of the requested zone change and to approve the conditional use permit at their July 18, 2007 meeting.

A public hearing is required for the requested zone change pursuant to Sections 22.16.200 of the County Code and Sections 65335 and 65856 of the Government Code. Pursuant to subsection B of Section 22.60.170 of the County Code, the conditional use permit approved by the Regional Planning Commission is deemed to be called for review by your Board and shall be considered concurrently with the recommended zone change. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65355, and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for the Proposed Industrial Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation for this project under the California Environment Quality Act (CEQA) reporting requirements. The initial study concluded that the project will not have a significant impact on the environment.

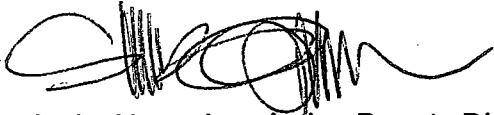
**Honorable Board of Supervisors
Zone Change, Conditional Use Permit
Page 3 of 3**

IMPACT ON CURRENT SERVICES

Action on the proposed zone change and conditional use permit is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon FAICP, Director of Planning

A handwritten signature in black ink, appearing to read 'Sorin Alexanian', with a stylized, cursive script.

Sorin Alexanian, Acting Deputy Director
Current Planning Division

Attachments: Commission Resolution, Commission Findings and Conditions,
Commission Staff report and Attachments, Factual

C: Chief Administrative Officer
County Counsel
Assessor
Director, Department of Public Works

SA:AN

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
ZONE CHANGE CASE NO. 200500015-(1)**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 200500015-(1) on July 11, 2007 and July 18, 2007; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The applicant is requesting a change of zone from M-1 to M-2-DP on 1.115 acres of a 1.47 acre property. A conditional use permit was filed to authorize the operation and maintenance of a scrap metal recycling facility within the M-2 and M-2-DP zone.
2. The 1.47 acre subject property is located at 2213 East Manchester Avenue and 2210-2214 East 85th Street, in the community of Florence-Firestone, in the Roosevelt Park Zoned District.
3. The Zone Change request was heard concurrently with Conditional Use Permit Case No. 200500139-(5) on July 11, 2007 and July 18, 2007 and is a related request to authorize the continued operation of a scrap metal recycling facility within the M-2 and requested M-2-DP zone.
4. The site plan shows the existing scrap metal recycling facility on the 1.47 acre subject property. The western half of the lot will be used for storage and processing. The eastern portion contains a 1,400 square foot office, 2,800 square foot garage, covered and uncovered processing areas, sixteen parking spaces, and three loading spaces. An 80 foot by 20 foot shear/baler/logger is proposed on the southwest corner of the property. The site is accessed from Manchester Avenue and 85th Street. A twelve foot steel corrugated fence and screen encompasses the property. A double-faced billboard sign exists on the northeast corner of the site.
5. The subject property is zoned M-1 and M-2. Pursuant to Part 2 of Section 22.16 and Part 2 of Section 22.40, the applicant requests a change in zoning from the M-1 zone to the M-2-DP zone and a Conditional Use Permit to authorize the use of a scrap metal recycling facility in the proposed M-2-DP zone.
6. A need exists for the proposed M-2-DP zone within the area under consideration to promote use of the property that is compatible with the surrounding existing zoning and uses, including the adjacent industrial developments to the north and west of the subject property.

interest of public health, safety, general welfare, and in conformity with good zoning practice in that the proposed development provides a needed industrial use in an existing industrial area.

8. The proposed Zone Change to M-2-DP is consistent with the goals and objectives of the Countywide General Plan.
9. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The initial study concluded that the project will not have a significant impact on the environment.
10. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the proposed change of zone will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

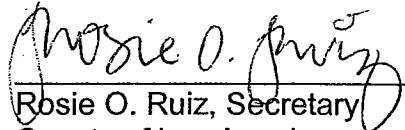
RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider the recommended change of zone from M-1 to M-2-DP with development restrictions as provided in the related Conditional Use Permit No. 200500161-(1);
2. That the Board of Supervisors certify completion of and approve the attached Negative Declaration, and determine that Zone Change No. 200500015-(1) will not have a significant impact upon the environment;
3. That the Board of Supervisors find that the recommended zoning is consistent with the Countywide General Plan;
4. That the Board of Supervisors find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone; and
5. That the Board of Supervisors adopt the above recommended change of zone.

ZONE CHANGE NO. 200500015-(1)

Page 3 of 3

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on July 18, 2007.



Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

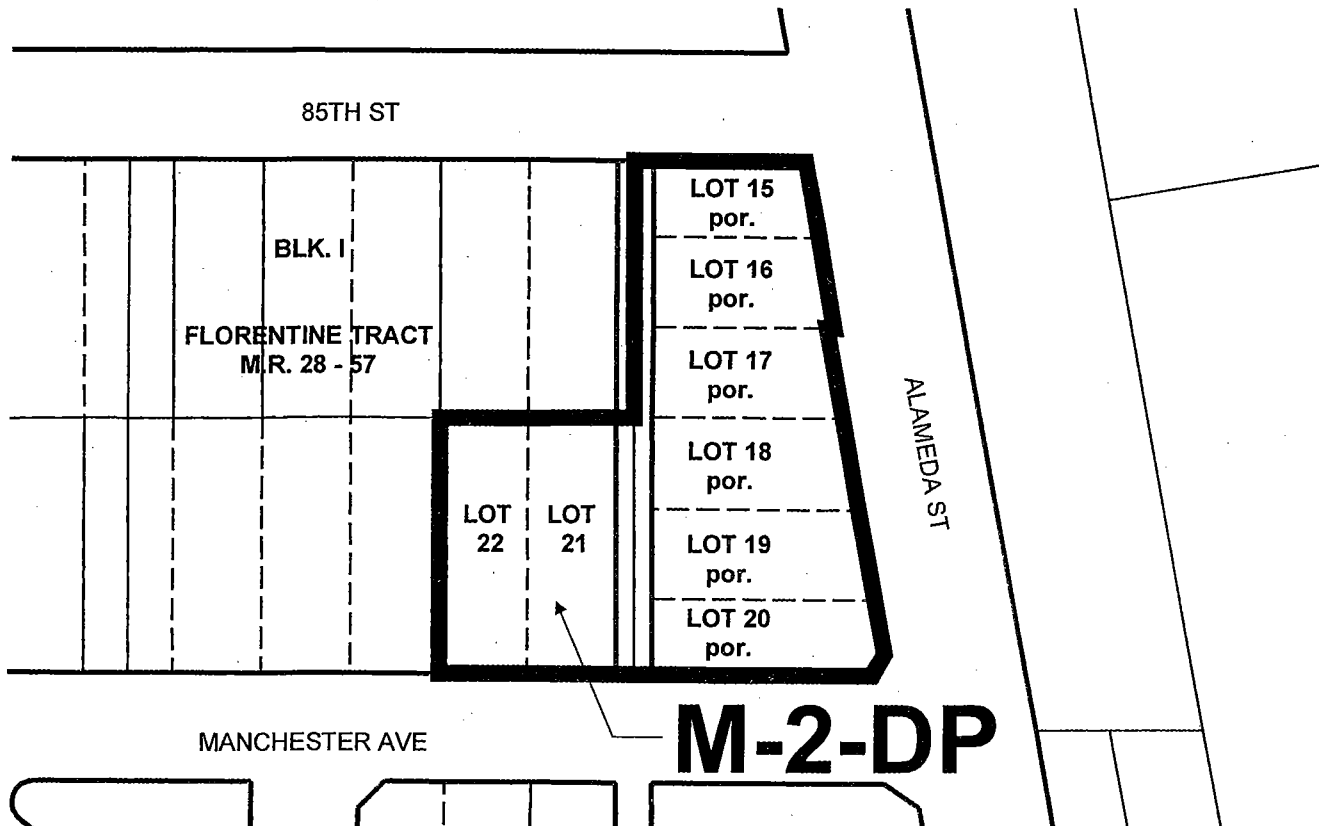
CHANGE OF PRECISE PLAN
ROOSEVELT PARK ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2005-00015 (1)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE









LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWS:

LOT 15 TO 22 OF BLK.I OF FLORENTINE TRACT, RECORDED
IN BOOK 28, PAGE 57 OF MISCELLANEOUS RECORDS, IN THE
OFFICE OF THE RECORDER OF THE COUNTY OF LOS
ANGELES

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP

096H217

DIGITAL DESCRIPTION: VZCOZD_ROOSEVELT_PARK\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
HAROLD V. HELSLEY, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



January 17, 2008

Bruce W. McClendon FAICP
Director of Planning

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

James Crisp
P.O. Box 551
Verdugo City, CA 91046

RE: PROJECT NO. R2005-02279-(1)
CONDITIONAL USE PERMIT NO. 2005000161-(1)
ZONE CHANGE CASE NO. 200500015-(1)
22104 EAST 85TH STREET, LOS ANGELES

Dear Applicant:

The Regional Planning Commission, by its action of July 11, 2007, **APPROVED** the above described conditional use permit.

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Contact the Executive Office for the necessary procedures and the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant.

If no appeal is made during this 15-day period, the Regional Planning Commission action is final. Upon completion of the 15-day appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. It is advisable that you **make an appointment** with the case planner to assure that processing will be completed expeditiously. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Mark Child, AICP
Supervising Regional Planner
Zoning Permits I Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: Board of Supervisors; Department of Public Works (Building and Safety); Department of Public Works (Subdivision Mapping);
Zoning Enforcement

MC:AN
Hearing Footage: 222

**PROJECT NUMBER R2005-02279-(1)
CONDITIONAL USE PERMIT NUMBER 2005000161-(1)
ZONE CHANGE NUMBER 200500015-(1)
FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

REGIONAL PLANNING COMMISSION HEARING DATES: July 11, 2007 and July 18, 2007

SYNOPSIS:

A request for a change of zone from M-1 to M-2-DP on 1.115 acres and a conditional use permit to authorize the operation and maintenance of a scrap metal recycling facility within the M-2 and M-2-DP zone. The 1.47 acre subject property is located at 2213 East Manchester Avenue and 2210-2214 East 85th Street, in the community of Florence-Firestone, in the Roosevelt Park Zoned District.

PROCEEDINGS BEFORE THE COMMISSION:

July 11, 2007 Public Hearing

A duly noticed public hearing was held on July 11, 2007 before the Regional Planning Commission. Commissioners Bellamy, Helsley, and Rew were present. Staff recommended that the Commission consider if the applicant should comply with current fencing and landscaping requirements in whole or in part. The applicant, Mr. Jay Lite, and his representative, Mr. James Crisp presented testimony in favor of the request and requested to maintain the non-conforming status of the landscaping and the fencing. The public hearing was continued to July 18, 2007, due to the absence of Commissioner Valadez.

July 18, 2007 Continued Public Hearing

A duly noticed continued public hearing was held on July 18, 2007 before the Regional Planning Commission. Commissioners Valadez, Bellamy, and Rew were present. Mr. Crisp was present. After considering the economic hardship and continual maintenance of full compliance with current landscaping, fencing, and fence setback requirements, the Commission directed staff to include requirements for landscaping of the existing strip along Manchester Avenue and for the applicant to provide street trees and maintenance along all frontages to the satisfaction of the Department of Public Works.

There being no further testimony, the Regional Planning Commission closed the public hearing and approved the permit with changes to the findings and conditions as agreed to by the applicant and recommended adoption of the zone change to the Board of Supervisors.

Findings

1. The applicant, Sun-Lite Metals, is requesting a change of zone from M-1 (Light Manufacturing) to M-2-DP (Heavy Manufacturing – Development Program) on 1.115 acres and a conditional use permit to authorize the operation and

maintenance of a scrap metal recycling facility within the M-2 (Heavy Manufacturing) and M-2-DP zone. A conditional use permit is required to administer the -DP (Development Program) designation under the proposed M-2-DP zone. The conditional use permit shall not become effective until the proposed M-2-DP zone is adopted by the Board of Supervisors.

2. The subject property is located at 2213 East Manchester Avenue and 2210-2214 East 85th Street, along Alameda Boulevard, between Manchester Avenue and 85th Street. The subject property is located within an unincorporated portion area of Los Angeles County, in the community of Florence-Firestone, in the Roosevelt Park Zoned District
3. The 1.47-acre subject property is currently developed with a scrap metal recycling facility.
4. The subject property is zoned M-1 and M-2. Pursuant to Part 2 of Section 22.16 and Part 2 of Section 22.40, the applicant requests a change in zoning from the M-1 zone to the M-2-DP zone and a Conditional Use Permit to authorize the use of a scrap metal recycling facility in the proposed M-2-DP zone.
5. The surrounding properties are zoned as follows:
North: M-2
South: M-1
East: M-2, City of South Gate
West: M-2, C-3 (Unlimited Commercial), R-2 (Two-Family Residence)
6. Surrounding land uses within 500' include:
North: Industrial, auto salvage, scrap metal recycling
South: Industrial, commercial
East: Industrial, scrap metal recycling
West: Industrial, commercial, single and multi-family residence
7. Previous zoning cases on the subject property include:
 - Plot Plan 47409 was approved on September 13, 2001 for the construction of a billboard sign.
 - Non-Conforming Review Number 85003 was approved on June 26, 1985 for a truck dismantling yard and parts sales. Conditions indicate that landscaping was provided in the parking area and along Manchester Avenue. This grant expired on June 26, 2000.

- Zone Exception Case 7343 was approved on September 8, 1964 to authorize the continued operation of an automobile dismantling yard with less than required parking. This grant expired on September 8, 1969.
8. Previous zoning enforcement cases on the subject property include:
- Zoning Enforcement Case No 06-0004250 was filed on February 1, 2006 for the operation of a scrap metal recycling facility without a conditional use permit. This zone change and conditional use permit request were filed in response to this zoning enforcement case.
9. The subject property is designated Major Industrial (I) under the Countywide General Plan. Properties designated Major Industrial typically consist of major industrial uses, including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities serving both the domestic and export markets and providing jobs for a large portion of the resident labor force. A scrap metal recycling yard is consistent with this designation.
10. Applicable goals and policies under the Countywide General Plan include:
- Promote more intensive use of industrial sites (LU-5, Policy 8).
 - Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic (LU-5, Policy 15).

As evidenced by the 500' radius land use map, surrounding properties are developed with industrial uses of similar intensities. Industrial uses within 500' are often developed right up to the property line. The scrap metal recycling yard is in an industrial area with the nearest residential use approximately 300 feet away. Nearby residential neighborhoods will not be negatively impacted. A requested use on the subject property is consistent with the Countywide General Plan land use designation and policies.

11. The site plan shows the existing scrap metal recycling facility on the 1.47 acre subject property. The western half of the lot will be used for storage and processing. The eastern portion contains a 1,400 square foot office, 2,800 square foot garage, covered and uncovered processing areas, sixteen parking spaces, and three loading spaces. A 80 foot by 20 foot shear/baler/logger is proposed on the southwest corner of the property. The site is accessed from Manchester Avenue and 85th Street. A twelve foot steel corrugated fence and screen encompasses the property. A double-faced billboard sign exists on the northeast corner of the site.

12. The facility currently operates between 7 a.m. to 3:30 p.m. Monday through Friday and 7 a.m. to 2 p.m. on Saturday and employs 21 persons. The facility utilizes six vehicles, including three roll-off bed trucks, one bobtail truck, and two forty-foot flat bed trucks. The facility generates approximately 150 round trips per week, including delivery and exportation of materials. The facility processes 27,000 tons of scrap metal annually.
13. Except for the provision of fencing and landscaping, the project conforms to the development standards of the Florence-Firestone Community Standards District, Scrap Metal Recycling Yards and the M-2 zone. Any new proposed development shall comply with these standards and all applicable County requirements.
14. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The initial study concluded that the project will not have a significant impact on the environment.
15. A total of 31 public hearing notices were mailed out to property owners within 500 feet of the subject property on May 31, 2007 regarding the subject request. The notice was published in the Los Angeles Sentinel and La Opinion newspapers on June 7, 2007. Case-related material, including the hearing notice, factual and burden of proof were available on or before June 7, 2007 at the Graham Public Library located at 1900 Firestone Boulevard, in Los Angeles. According to the applicant, the hearing notice has been posted on the property for 30 days prior to the public hearing.
16. No public comments were received in regards to this request.
17. A scrap metal recycling yard is an appropriate use for the subject property and will not conflict with the industrial development on the surrounding properties.
18. The Regional Planning Commission has determined that a term of 10 years is the appropriate grant length for the requested use. Continued use of the subject facility as a bar and cocktail lounge shall require additional review in order to assess future compatibility with the surrounding area.
19. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

PROJECT NO. R2005-02279-(1)
CONDITIONAL USE PERMIT NO. 2005000161-(1)
ZONE CHANGE NO. 200500015-(1)

FINDINGS
Page 5 of 6

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES:

IN REGARDS TO THE ZONE CHANGE:

1. The modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
2. That a need for the proposed zone classification exists within such area or district; and
3. That the particular property under consideration is a proper location for said zone classification within such area or district; and
4. That the placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare, and in conformity with good zoning practice.

AND IN REGARDS TO THE CONDITIONAL USE PERMIT:

- A. That the requested use at the location proposed will not:
 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, wells, fence, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a conditional use permit as set forth in Sections 22.16.110 and 22.56.090 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Negative Declaration together with any comments received during the public review process, finds on the basis on the whole record before the Regional Planning Commission that

**PROJECT NO. R2005-02279-(1)
CONDITIONAL USE PERMIT NO. 2005000161-(1)
ZONE CHANGE NO. 200500015-(1)**

**FINDINGS
Page 6 of 6**

there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Negative Declaration.

2. RECOMMENDS Zone Change Number 200500015-(1) for ADOPTION by the Board of Supervisors.
3. And, In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 2005000161-(1) is APPROVED subject to the attached conditions and refers said Conditional Use Permit for consideration by the Board of Supervisors along with Zone Change Number 200500015-(1).

VOTE: 3-0-0-2

Concurring: Valadez, Bellamy, Rew

Dissenting: None

Abstaining: None

Absent: Helsley, Modugno

Action Date: July 18, 2007

**MC:AN
01/15/08**

1. This grant authorizes the use of the subject property for a scrap metal recycling facility as depicted on the approved Exhibit "A", subject to all of the following conditions of approval:
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required inspection and processing fees have been paid pursuant to Condition No. 9 and 10, and that site plans have been provided and approved by the Department of Regional Planning pursuant to Condition 12 and 13, and that the corresponding zone change has been adopted by the Board of Supervisors.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with the Los Angeles County Code Section 2.170.010
6. This grant will expire unless used within six months from the date of approval. A one-year time extension may be requested, in writing and with payment of the applicable fee, at least six months before the expiration date.
7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$1,500.00 within the 90 days of the date of approval. These monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. These funds provide for annual inspections for the term of the grant, for a total of ten (10) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.
10. The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1,926.75.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant in accordance with Section 22.60.174 of the County Code, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance. The permittee shall pay or reimburse the County of all necessary fees associated with such hearing.
12. The permittee shall submit to the Director for review and approval three (3) copies of an Exhibit "A", similar to that presented at the public hearing. The subject property shall be

developed and maintained in substantial compliance with the approved Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.

13. The permittee shall submit three (3) copies of a sign plan depicting the location and size of all signage on the property in compliance with the Zoning Ordinance prior to installation of the signage. The signage plan may be incorporated into the Exhibit "A". All signage shall be in compliance with Section 22.44.126-C.6 and Part 10 of Section 22.52 of Los Angeles County Code.
14. The permittee shall submit to the Director for review and approval three (3) copies of a landscape plan, which may be incorporated into the Exhibit "A". The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper pruning, weeding, litter removal, fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.
15. For the life of this grant, the permittee shall maintain all landscaping in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
16. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
17. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
18. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.
19. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works, the Forester and Fire Warden, and the Department of Health Services.
20. The permittee shall obtain any required retroactive approvals or waiver from the Division of Building and Safety of the Department of Public Works for the installation of the shear/baler/logger. A copy of the approval or waiver shall be submitted to the Director of Regional Planning.
21. The permittee shall plant street trees along all property frontages to the satisfaction of the Department of Public Works. The permittee shall maintain the street trees for a minimum of

two years after planting. A copy of the receipt or waiver shall be submitted to the Director, of Regional Planning.

22. Any areas of the property that are publicly visible, including front yards and sidewalks adjoining the property shall remain free of trash and other debris.
23. In the event such items are deposited in either the front yard or sidewalks fronting the property, the permittee shall remove said items within 24 hours of such occurrence
24. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
25. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
26. Black or other similar dark colors is expressly prohibited for use as the primary or base color for any wall or structure.
27. All materials shall be stored within the enclosed facility yard only.
28. Materials may be stored above the height of the yard fence or wall, if stored a minimum of 10 feet any exterior lot line.
29. All exterior lighting shall be hooded and directed away from neighboring properties to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of business hours, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
30. A minimum of 16 parking spaces shall be provided. At least one (1) of these spaces shall be reserved for persons with disabilities and at least one (1) shall be van-accessible. All compact spaces shall be labeled accordingly. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. A minimum of three (3) Type C, 12'x20' with a 14' vertical clearance loading spaces shall be provided.

RPC MEETING DATE July 11, 2007
AGENDA ITEM NO. 6

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: R2005-02279-(1)

CASE NO. Zone Change RZC200500015-(1)
Conditional Use Permit RCUP2005000161-(1)

CONTACT PERSON: Adrienne Ng

- ☒ STAFF REPORT
- ☒ DRAFT CONDITIONS (If Recommended For Approval)
- ☐ DRAFT FINDINGS FOR DENIAL (If Land Division Case Recommended For Denial)
- ☒ BURDEN OF PROOF STATEMENT (Zoning or Plan Amendment Requests)
- ☒ ENVIRONMENTAL DOCUMENTATION
- ☒ THOMAS BROTHERS MAP (Identifying Subject Property)
- ☒ LAND USE RADIUS MAP
- ☒ SITE PLAN (or Tentative Map)
- ☒ PHOTOGRAPHS
- ☐ CORRESPONDENCE
- ☒ DRAFT FINDINGS FOR APPROVAL
- ☐ _____
- ☐ _____

Reviewed By:



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. R2005-02279-(1)
CASE NO. RZC200500015-(1)
RCUP2005000161-(1)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM 6	
PUBLIC HEARING DATE July 11, 2007	

APPLICANT Sun-Lite Metals Jay Lite	OWNER 2213 Manchester LLC	REPRESENTATIVE James Crisp
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REQUEST
Zone Change: To authorize a change of zone from M-1 to M-2-DP on 1.12 acres.
Conditional Use Permit: To authorize the operation and maintenance of a scrap metal recycling facility within the M-2 and M-2-DP zone.

LOCATION/ADDRESS 2214 East 85 th Street	ZONED DISTRICT Florence-Firestone
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ACCESS 85 th Street and Manchester Avenue	COMMUNITY Roosevelt Park
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	EXISTING ZONING M-1 (Light Manufacturing), M-2 (Heavy Manufacturing)
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SIZE 1.47 acres	EXISTING LAND USE Scrap Metal Recycling Facility	SHAPE Irregular	TOPOGRAPHY Flat
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SURROUNDING LAND USES & ZONING North: Industrial, auto salvage, scrap metal recycling / M-2 South: Industrial, commercial / M-1	East: Industrial, scrap metal recycling / M-2, City of South Gate West: Industrial, commercial, single and multi-family residence / M-2, C-3 (Unlimited Commercial), R-2 (Two-Family Residence)
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GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	I (Major Industrial)	N/A	See Staff Analysis
Community Plan			

ENVIRONMENTAL STATUS
Negative Declaration

DESCRIPTION OF SITE PLAN
The site plan shows the existing scrap metal recycling facility on the 1.47 acre subject property. The western half of the lot will be used for storage and processing. The eastern portion contains the office, processing areas, sixteen parking spaces, and three loading spaces. The site is accessed from Manchester Avenue and 85th Street. A twelve foot steel corrugated fence and screen encompasses the property. A billboard sign exists on the site.

KEY ISSUES

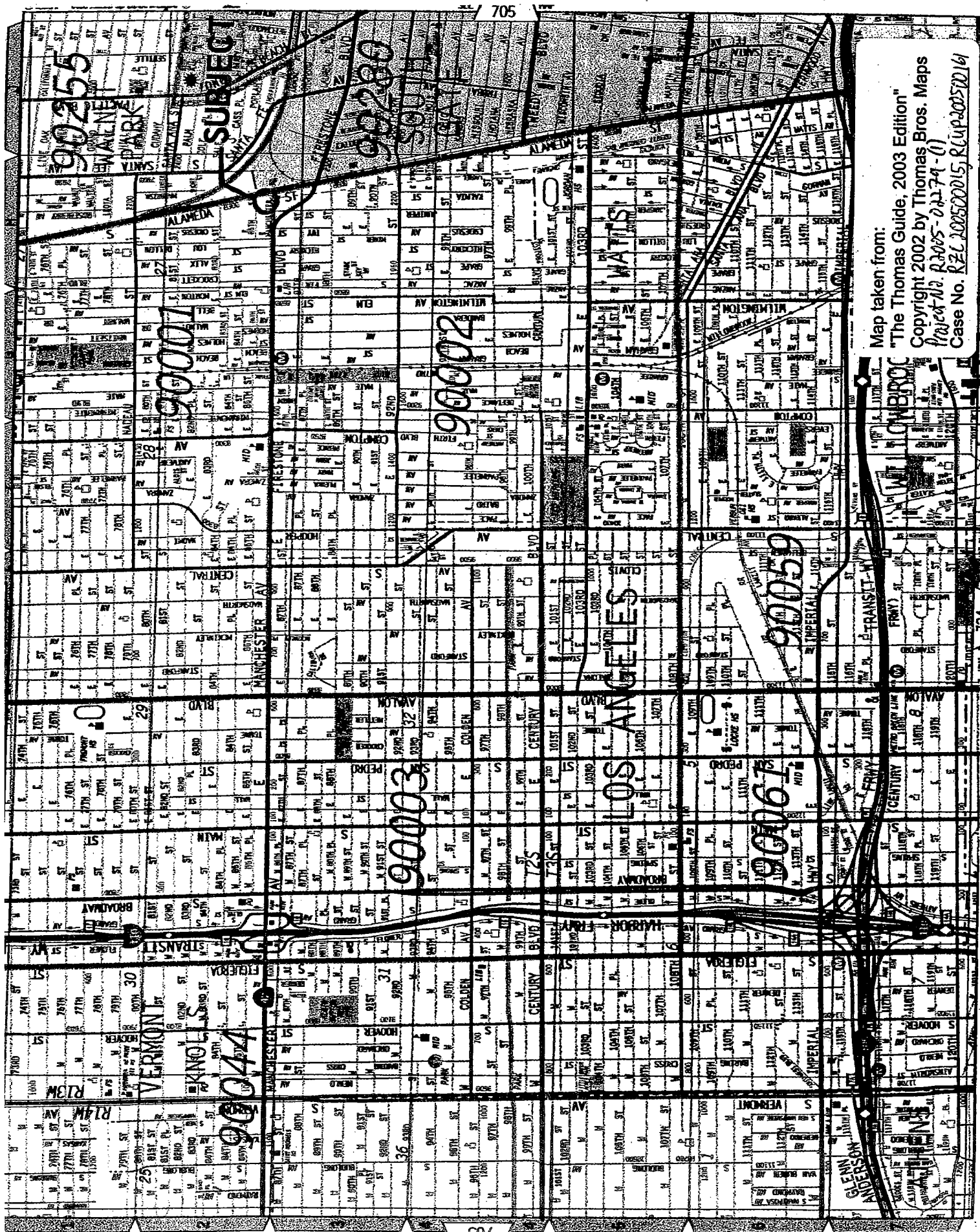
- Satisfaction of Section 22.16.110, Title 22 of the Los Angeles County Code zone change burden of proof requirements.
- Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements.
- Satisfaction of Section 22.44.138, Title 22 of the Los Angeles County Code Florence-Firestone Community Standards District requirements.
- Provision of landscaping and signage.

(If more space is required, use opposite side)

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

*(O) = Opponents (F) = In Favor



Map taken from:
"The Thomas Guide, 2003 Edition"
Copyright 2002 by Thomas Bros. Maps
Project No. R2005-02274-01
Case No. R2L200500015; R2Up200520161

STAFF ANALYSIS

PROJECT NUMBER R2005-02279-(1)

CONDITIONAL USE PERMIT NUMBER 2005000161-(1)

ZONE CHANGE NUMBER 200500015-(1)

PROJECT DESCRIPTION

The applicant, Sun-Lite Metals, is requesting a Zone Change from M-1 to M-2-DP on 1.115 acres and a Conditional Use Permit to authorize the operation and maintenance of a scrap metal recycling facility within the M-2 and M-2-DP zone. The subject property is located at 2213 East Manchester Avenue and 2210-2214 East 85th Street, in the community of Florence-Firestone, in the Roosevelt Park Zoned District.

ENTITLEMENT REQUESTED

Pursuant to Part 2 of Section 22.16 and Part 2 of Section 22.40, the applicant requests a change in zoning from the M-1 (Light Manufacturing) zone to the M-2-DP (Heavy Manufacturing - Development Program) zone. Pursuant to Part 1 Section 22.56, the applicant requests a Conditional Use Permit to authorize a scrap metal recycling facility in the existing M-2 (Heavy Manufacturing) and proposed M-2-DP zone.

DESCRIPTION OF SUBJECT PROPERTY

Location

The subject property is located at 2213 East Manchester Avenue and 2210-2214 East 85th Street, along Alameda Boulevard, between Manchester Avenue and 85th Street.

Physical Features

The 1.47-acre subject property is currently developed with a scrap metal recycling facility. The property is enclosed by a solid fence. Access is provided from 85th Street and Manchester Avenue.

EXISTING ZONING

Subject Property

The subject property is zoned M-1 and M-2.

Surrounding Properties

Surrounding properties are zoned as follows:

North: M-2

South: M-1

East: M-2, City of South Gate

West: M-2, C-3 (Unlimited Commercial), R-2 (Two-Family Residence)

EXISTING LAND USES

Subject Property

The subject property is currently developed with a scrap metal recycling facility.

Surrounding Properties

Surrounding land uses within 500' of the subject property consists of the following:

North: Industrial, auto salvage, scrap metal recycling

South: Industrial, commercial

East: Industrial, scrap metal recycling

West: Industrial, commercial, single and multi-family residence

PREVIOUS CASES/ZONING HISTORY

Plot Plan 47409 was approved on September 13, 2001 for the construction of a billboard sign.

Non-Conforming Review Number 85003 was approved on June 26, 1985 for a truck dismantling yard and parts sales. Conditions indicate that landscaping was provided in the parking area and along Manchester Avenue. This grant expired on June 26, 2000.

Zone Exception Case 7343 was approved on September 8, 1964 to authorize the continued operation of an automobile dismantling yard with less than required parking. This grant expired on September 8, 1969.

Zoning Enforcement Case No 06-0004250 was filed on February 1, 2006 for the operation of a scrap metal recycling facility without a conditional use permit. This zone change and conditional use permit request were filed in response to this zoning enforcement case.

COUNTYWIDE GENERAL PLAN

Land Use Policy Map

The subject property is designated Major Industrial (I) under the Countywide General Plan. Properties designated Major Industrial typically consist of major industrial uses, including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities serving both the domestic and export markets and providing jobs for a large portion of the resident labor force. A scrap metal recycling yard is consistent with this designation.

Applicable Policies

- Promote more intensive use of industrial sites (LU-5, Policy 8).
- Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic (LU-5, Policy 15).

As evidenced by the 500' radius land use map, surrounding properties are developed with industrial uses of similar intensities. Industrial uses within 500' are often developed right up to the property line. The scrap metal recycling yard is in an industrial area with the nearest residential use approximately 300 feet away. Nearby residential

neighborhoods will not be negatively impacted. A requested use on the subject property is consistent with the Countywide General Plan land use designation and policies.

SITE PLAN

The site plan shows the existing scrap metal recycling facility on the 1.47 acre subject property. The western half of the lot will be used for storage and processing. The eastern portion contains a 1,400 square foot office, 2,800 square foot garage, covered and uncovered processing areas, sixteen parking spaces, and three loading spaces. A 80 foot by 20 foot shear/baler/logger is proposed on the southwest corner of the property. The site is accessed from Manchester Avenue and 85th Street. A twelve foot steel corrugated fence and screen encompasses the property. A billboard sign exists on the northeast corner of the site.

SITE OPERATION

The facility currently operates between 7 a.m. to 3:30 p.m. Monday through Friday and 7 a.m. to 2 p.m. on Saturday and employs 21 persons. The facility utilizes six vehicles, including three roll-off bed trucks, one bobtail truck, and two forty-foot flat bed trucks. The facility generates approximately 150 round trips per week, including delivery and exportation of materials. The facility processes 27,000 tons of scrap metal annually.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

Compliance with Applicable Development Standards of the Florence-Firestone Community Standards District

Section 22.44.138-C - Community Wide Development Standards.

Requirements for 22.44.138-C.1 Graffiti, 22.44.138-C.2 Maintenance, and 22.44.138-C.3 Material Colors shall be included in the conditions.

Section 22.44.138-D.9.b – Prohibited Uses

Scrap metal processing shall not be permitted on properties that adjoin a residential zone or sensitive use as described in subsection D.6.a. of this section. Properties that are separated by public roads or public rights-of-way shall not be considered adjoining for purposes of this subsection

The nearest residential use is approximately 300 feet from the subject property across from Manchester Boulevard. The proposed scrap metal recycling yard is therefore not prohibited on the subject property.

Compliance with Applicable Development Standards for M-2 Zone

According to Section 22.32.200, any development within the M-2 zone is subject to the following standards.

Section 22.32.200.B – Parking

Parking shall be provided as required by Part 11 of Chapter 22.52. Parking requirements for scrap metal recycling yards is one parking space for each 7,000 square feet of yard area or fraction thereof, up to the first 42,000 square feet and one parking space for each 20,000 square feet of yard area or fraction thereof, in excess of 42,000 square feet. Parking requirements for industrial uses is one parking space for each 500 square feet of floor area of the building used for such use. Industrial uses between 36,001 and 90,000 square feet in size shall provide 3 Type C (12' x40'x14') loading spaces.

The 65,419 square foot subject property and yard requires the provision of seven parking spaces. The office and repair garage require the provision of nine parking spaces. Sixteen parking spaces are required and sixteen parking spaces have been provided. The site plan complies with this requirement.

Compliance with Applicable Development Standards for Scrap Metal Recycling Facilities

According to Part 9 of Section 22.52, scrap metal processing yards shall be subject to the following standards:

Section 22.52.720 Operation--Fence, wall or enclosed building required

All operations and storage, including all equipment used in conducting such use, other than parking, shall be conducted within an enclosed building or within an area enclosed by a solid wall or solid fence.

The site is enclosed with a twelve foot high corrugated steel fence and screen. The site plan complies with this requirement.

Section 22.52.730-A - Specifications for walls and fences

All fences and walls shall be of a uniform height in relation to the ground upon which they stand, and shall be a minimum of eight feet and shall not exceed 15 feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from the lot line. The area between the fence and the lot line shall be fully landscaped according to the specifications hereinafter described in Section 22.52.780.

A twelve foot high corrugated steel fence and screen is located along the property boundary. The fence is existing and does not conform to current requirements.

22.52.750-A - Paving of yards

All areas of the yard open to vehicular passage shall be paved with an asphalt surfacing or an oil and aggregate mixture.

The entire subject property is paved. This requirement has been met.

22.52.770-A Landscaping

At least one square foot of landscaping shall be provided for each linear foot of street or highway frontage.

The property has 725 linear feet of street frontage and 725 square feet of landscaping is required. No landscaping has been provided. Landscaping was previously provided along Manchester Avenue. This requirement has not been met.

22.52.780 Storage limitations

Salvage or junk shall not be placed or allowed to remain outside of the enclosed yard area and may be stored above the height of the fence or wall, provided such storage is not within 10 feet of an exterior lot line.

The entire property is enclosed. These requirements shall be included in the conditions.

Compliance with Applicable Development Standards for -DP Zone

According to Section 22.28.040 any development within the -DP zone is subject to the following standards.

Section 22.40.050.B – Progress Schedule

A progress schedule which shall include all phases of development and indicate the sequence and time period within the improvements described will be made.

The facility is existing and no new structures are proposed.

BURDEN OF PROOF

In addition to the information required in the permit application, the applicant shall substantiate the following to the satisfaction of the Hearing Officer and/or the Commission:

Zone Change Burden of Proof per Code

Pursuant to Los Angeles County Code Section 22.16.110 the applicant must meet the burden of proof requirements.

1. The modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
2. That a need for the proposed zone classification exists within such area or district; and
3. That the particular property under consideration is a proper location for said zone classification within such area or district; and
4. That the placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare, and in conformity with good zoning practice.

Conditional Use Permit Burden of Proof per Code

Pursuant to Los Angeles County Code Section 22.56.040 the applicant must meet the burden of proof requirements.

- A. That the requested use at the location proposed will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, wells, fence, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - 2. By other public or private service facilities as are required.

The applicant has addressed the required Burden of Proof in a statement attached to this report. Staff is of the opinion that the applicant's requests for a zone change from M-1 to M-2-DP and a conditional use permit for the operation of a scrap metal recycling facility are appropriate at the subject location. Properties immediately adjacent to the subject property are zoned M-1 and M-2. Uses adjacent to the subject property include scrap yards, auto salvage, service, and sales, and other industrial uses. The subject request is consistent with the zoning and the uses in the surrounding area.

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The initial study concluded that the project will not have a significant impact on the environment.

FIELD INVESTIGATION

Staff visited the site on May 2, 2007 and found that the site was consistent with the site plan. Staff noted that the baler that was proposed on the site plan was already installed and in operation.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATION

The Department of Public Works and the Fire Department were not consulted in regards to this request because no new construction is proposed.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

A total of 31 public hearing notices were mailed out to property owners within 500 feet of the subject property on May 31, 2007 regarding the subject request. The notice was published in the Los Angeles Sentinel and La Opinion newspapers on June 7, 2007. Case-related material, including the hearing notice, factual and burden of proof were

available on or before June 7, 2007 at the Graham Public Library located at 1900 Firestone Boulevard, in Los Angeles. According to the applicant, the hearing notice has been posted on the property for 30 days prior to the public hearing.

PUBLIC COMMENTS

No public comments were received in regards to this request.

STAFF EVALUATION

The proposed zone change and use are consistent with the Countywide General Plan. The provision of zero landscaping and fencing along the property line is existing and non-conforming. With these exceptions, the project meets all the requirements of the Florence Firestone Community Standards District and the M-2 zone and for scrap metal recycling facilities. The subject property has historically had a minimal amount of landscaping and been built up to the property line. Surrounding industrial developments are similarly developed up to the property line and with minimal or no landscaping. The Commission should consider if the site should be made to comply with fencing requirements and/or if adequate or any landscaping should be provided. As conditioned, the proposed use will not be out of character and not cause general adverse impacts to the surrounding community. If approved, staff recommends that the project be inspected biennially (every other year) for twenty years for compliance with the final conditions of approval.

FEES/DEPOSITS

If approved, the following fees will apply unless modified by the Planning Commission.

Zoning Enforcement

- Cost recovery deposit of \$1500.00 to cover the costs of the ten (10) recommended biennial zoning enforcement inspections for the case. Additional funds would be required if violations are found on the property.

Fish and Game Fees

- Fish and Game Fees of \$1,800.00 and processing fees of \$50.00 related to posting the Notice of Determination with the County Clerk.

The fees will be requested within fifteen (15) calendar days of the final approval of this grant.

STAFF RECOMMENDATIONS

Prior to making a decision on this case, Staff recommends the Planning Commission consider the facts, analysis and correspondence contained in this report along with the oral testimony and/or written comments received during the public hearing.

If the Commission finds the applicant satisfies the zone change and conditional use permit burden of proof requirements for this request, than Staff recommends Approval

of Zone Change Number 200500015-(1) and Conditional Use Permit No. 2005000161-(1), subject to the attached draft conditions.

SUGGESTED MOTIONS

"I move that the Regional Planning Commission close the public hearing and approve and Conditional Use Permit Number 2005000161-(1), recommend Zone Change Number 200500015-(1) to the Board of Supervisors for adoption, and instruct staff to prepare final environmental documentation, findings and conditions for approval."

Attachments:

Applicant's Burden of Proof
Environmental Documentation
Site Plan/Site Photos
Land Use Map

MC:AN
07/12/07

1. This grant authorizes the use of the subject property for a scrap metal recycling facility as depicted on the approved Exhibit "A", subject to all of the following conditions of approval:
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required inspection and processing fees have been paid pursuant to Condition No. 9 and 10, and that site plans have been provided and approved by the Department of Regional Planning pursuant to Condition 12 and 13, and that the corresponding zone change has been adopted by the Board of Supervisors.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with the Los Angeles County Code Section 2.170.010
6. This grant will expire unless used within six months from the date of approval. A one-year time extension may be requested, in writing and with payment of the applicable fee, at least six months before the expiration date.
7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$1,500.00 within the 90 days of the date of approval. These monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. These funds provide for annual inspections for the term of the grant, for a total of ten (10) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

10. The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1,850.00.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant in accordance with Section 22.60.174 of the County Code, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance. The permittee shall pay or reimburse the County of all necessary fees associated with such hearing.
12. The permittee shall submit to the Director for review and approval three (3) copies of an Exhibit "A", similar to that presented at the public hearing. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.

13. The permittee shall submit three (3) copies of a sign plan depicting the location and size of all signage on the property in compliance with the Zoning Ordinance prior to installation of the signage. The signage plan may be incorporated into the Exhibit "A". All signage shall be in compliance with Section 22.44.126-C.6 and Part 10 of Section 22.52 of Los Angeles County Code.
14. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
15. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
16. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.
17. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works, the Forester and Fire Warden, and the Department of Health Services.
18. The permittee shall obtain any required retroactive approvals from the Division of Building and Safety of the Department of Public Works for the installation of the T-500 Shear/Baler/Logger.
19. Any areas of the property that are publicly visible, including front yards and sidewalks adjoining the property shall remain free of trash and other debris.

In the event such items are deposited in either the front yard or sidewalks fronting the property, the permittee shall remove said items within 24 hours of such occurrence

20. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. Black or other similar dark colors is expressly prohibited for use as the primary or base color for any wall or structure.
22. All materials shall be stored within the enclosed facility yard only.
23. Materials may be stored above the height of the yard fence or wall, if stored a minimum of 10 feet any exterior lot line.
24. All exterior lighting shall be hooded and directed away from neighboring properties to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of business hours, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
25. A minimum of 16 parking spaces shall be provided. At least one (1) of these spaces shall be reserved for persons with disabilities and at least one (1) shall be van-accessible. All compact spaces shall be labeled accordingly. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. A minimum of three (3) Type C, 12'x20' with a 14' vertical clearance loading spaces shall be provided.

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07/05/07

ZONE CHANGE

**M-1 Light Manufacturing Zone and M-2 Heavy Manufacturing Zone
to the M-2 Heavy Manufacturing Zone**

CONDITIONAL USE

Scrap Metal Processing Yard

BURDEN OF PROOF

**Jay Lite President
Sun-Lite Metals
2210 East 85th Street
Los Angeles, CA 90001**

**Unincorporated Los Angeles County Territory
Florence/Walnut Park Area**

M-1 Light Manufacturing and M-2 Heavy Manufacturing Zones

**James J. Crisp, M.S.
14549 Archwood Street # 301
Van Nuys, CA 91405**

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REQUEST

Conditional Use (i.e., Burden of Proof) for the use and maintenance of a M-2 Heavy Manufacturing zoned site as a Scrap Metal Processing Yard in accordance with the provisions of Sections 22.32.190 - A1, 22.56.010 et seq and 22.56.040 of the Los Angeles County Subdivisions and Planning and Zoning Code.

Zone Change (i.e., Burden of Proof) from the M-1 Light Manufacturing Zone and M-2 Heavy Manufacturing Zone to the M-2 Heavy Manufacturing Zone on Lots 13-22 of Block I of the Florentine Tract in accordance with the provisions of Section 22.16.110 of the Los Angeles County Subdivisions and Planning and Zoning Code.

LEGAL DESCRIPTION

Lost 13-22 of Block I of the Florentine Tract including a 20 foot wide alley vacation between 85th Street and East Manchester Avenue.

REFERENCED SECTIONS OF THE LOS ANGELES COUNTY SUBDIVISIONS AND PLANNING AND ZONING CODES

Section 22.08.190 S	Definitions - Scrap Metal Processing Yard
Part 2 Zone Changes & Amendments	See page 22-37
Section 22.16.110	Burden of Proof
Section 22.32.040 et seq	M-1 Light Manufacturing Zones
Section 22.32.190 - A1	M-2 Heavy Manufacturing Zone/Uses Subject to Permits/Scrap Metal Processing Yard
Section 22.56.010 et seq	Conditional Use Permits
Section 22.56.040	Burden of Proof

PROPOSED CONDITIONS OF OPERATION

1. That this review will not be effective for any purpose until the owner of the property involved, or his duly authorized representative, has filed at the office of said Regional Planning Commission his affidavit stating that he is aware of, and accepts, all the conditions of this review;
2. That it is hereby declared to be the intent that if any provision of this review is held or declared to be invalid, the review will be void and the privileges granted hereunder will lapse;
3. That it is further declared and made a condition of this review that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the review will be suspended and the privileges granted hereunder will lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days;

4. That all the requirements of the Zoning Ordinance and of the specific zoning of the subject property will be complied with unless modifications are specifically set forth in the final determination or shown on the approved plot plan;
5. That three copies of a final plot plan will be submitted for approval to the Director of Planning prior to the issuance of any building permits or certificates of occupancy. Said plot plan shall conform with all conditions of operations imposed;

FINDINGS - CONDITIONAL USE - BURDEN OF PROOF

In order for a Conditional Use Authority to be granted for continued use of a M-2 Heavy Manufacturing zoned site as a Scrap Metal Processing Yard, certain Findings as contained in Section 22.56.40 of the Los Angeles County Subdivision and Planning and Zoning Code (LACSPZC) (Burden of Proof) must be established. Following is a delineation of the Findings; the application of relevant facts to same; and, the reasons why said Findings can be sustained in the subject case.

1. *That the requested use at the location proposed will not adversely effect the health, peace or welfare of persons residing or working in the surrounding area.*

The subject property is a level, irregularly shaped parcel of land composed of 10 record lots located on the west side of Alameda Street between East 85th Street on the north and East Manchester Avenue on the south. Said property has a technical frontage of 195 feet along the southerly side of East 85th Street siding on the west side of Alameda Street for a distance of 280 feet. The rear property line extends along the north side of East Manchester Avenue for a distance of 240 feet and the site is bisected in a north/south direction by a vacated 20 foot wide alley dedication.

The subject property is presently developed with a scrap metal processing yard identified as Sun-Lite Metals which has been in operation for approximately 12 years being classified in the M-1 Light Manufacturing Zone and M-2 Heavy Manufacturing Zone.

Adjoining properties to the east across Alameda Street are located in the City of South Gate being industrially zoned and developed with scrap metal processing businesses identified as Jack Engle and Company and Central Metal.

Adjoining properties to the south across East Manchester Avenue are located in Los Angeles County Territory being classified in the M-2 Heavy Manufacturing Zone along Alameda Street and M-1 Light Manufacturing Zone to the west in the vicinity of Firestone Boulevard and Juniper Street. These properties are developed with an ornamental metal processing business identified as Ram Steel and Tube and a scrap metal yard.

Finally, adjoining properties to the west are located in Los Angeles County Territory and classified in the M1 Light Manufacturing Zone along East

Manchester Avenue and M-2 Heavy Manufacturing Zone along East 85th Street being developed with All Japanese Auto Wrecking; and, properties to the north across East 85th Street are classified in the M-2 Heavy Manufacturing zone and developed as Coport Auto Auctions.

All access to the site is from East 85th Street which is a discontinuous Local Street improved on a dedication of 60 feet; East Manchester Avenue is a designated Local Street improved on a dedication of 60 feet between East Firestone Boulevard and Alameda Street; and, Alameda Street is a designated Secondary Highway improved on a variable dedication of 71 to 75 feet.

At the present time, it is the intention of the applicant to maintain an existing scrap metal processing yard on the site known as Sun Lite Metals. Since scrap metal processing yards are not permitted on an M-1 Light Manufacturing zoned site under any circumstances; and, are only permitted on an M-2 Heavy Manufacturing zoned site by Conditional Use Authority, "Burdens of Proof" are hereby requested for a zone change from M-1 and M-2 to M-2 over the entire site in addition to said Conditional Use Authority. These individual "Burdens of Proof" are hereby submitted in accordance with the provisions of Sections 22.16.110, 22.32.040 et seq, 22.32.190-A1, 22.56.010 et seq and 22.56.040 of the Los Angeles County Subdivisions and Planning and Zoning Code.

A review of evidence submitted with this case indicates that Conditional Use Authority should be granted. All adjoining properties are classified in a mixed zoning pattern of M-1 Light Manufacturing and M-2 Heavy Manufacturing and developed with auto wrecking or scrap metal processing yards except for the ornamental iron business across East Manchester Avenue to the south. This established industrial use of land for auto wrecking and scrap metal processing yards even extends to the east across Anaheim Street in the City of South Gate. While building and enclosures are in evidence, the vast majority of junk and salvage operations are undertaken outdoors and open storage is common.

The requested Conditional Use Authority only seeks to maintain an industrial use on the site (i.e., storing, identifying and packaging of scrap metals) which is common to the area (i.e., junk and salvage yards) being promoted by an underlying industrial zoning pattern and local land use plans.

Conditions of operation can be imposed to mitigate or entirely eliminate any adverse consequences for the continued operation of the existing scrap metal processing yard; and, there is no reason to assume that use of this M-2 Heavy Manufacturing zoned site for this purpose has adversely effected the health, peace, comfort or welfare of persons who reside or work in the surrounding area.

2. *That the requested use at the location proposed will not be materially detrimental to the use, enjoyment or valuation of property or other persons located in the vicinity of the site.*

As stated previously, the surrounding area in the vicinity of the existing scrap metal processing yard is zoned for industrial uses being developed with

warehouses, open storage and junk and salvage yards. Further, such uses are promoted by underlying zoning and land use plans subject to Conditional Use Authority and the imposition of proper conditions of operation.

Therefore, the conferring of Conditional Use Authority on the site for continued use for scrap metal processing purposes cannot be found to be materially detrimental to the use, enjoyment or valuation of any property located in the vicinity of the site.

3. *That at the request use at the location proposed will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.*

The site and adjoining area have been used and developed for industrial purposes for an extensive period of time with no direct evidence that any person or property has been menaced, jeopardized or endangered. Junk yards, salvage yards and scrap metal processing yards are needed and necessary as part of an economically viable industrial base.

There is no reason to assume that the need for these types of industrial uses will diminish in the future; and, the imposition of proper conditions of operation in conjunction with a planned program for maintenance and management will assure that any welfare, safety or health issues can be adequately addressed.

4. *That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.*

The site is planned and zoned for industrial purposes being developed in conformance with all provisions of the current Los Angeles County Subdivision and Planning and Zoning Code and Title 22 thereof. The legal integration of the existing scrap metal processing yard with other industrial uses in the surrounding area is of no issue since junk and salvage yards are immediately adjacent.

5. That the proposed site is adequately served:

1. By highways or street of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

There is no evidence that public or private service facilities are not adequate or otherwise deficient; and, direct access to the site from East 85th Street, Alameda Street and East Manchester Avenue is immediately available.

6. *That the nature of the improvement is such that to require cessation of use would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.*

There is no reason to assume that the continued maintenance and operation of

the existing scrap metal processing yard on the subject site has not been undertaken in a manner which conforms with applicable Code provisions or Conditions of Operation. To require a cessation of this industrial use on the site would have a severe economic impact on the owners and create land use conflicts with immediately adjacent industrial uses.

Therefore, while constitutional issues of taking might be an issue, it is far more important to recognize that denial of the Conditional Use Authority requested would deprive the community of a needed and necessary way to process and dispose of industrial waste (i.e., scrap metals) in an economically viable fashion.

FINDINGS - ZONE CHANGE - BURDEN OF PROOF

1. *Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.*

All adjoining properties along East 85th Street and Alameda Street are planned and zoned for M-2 Heavy Industrial Uses. This zoning pattern also occupies Lots 13-20 of the subject site. Only Lots 21 and 22 are classified in the M-1 Light Manufacturing zone. All remaining properties to the south and west along East Manchester Avenue are classified in the M-1 Light Manufacturing zone and, without exception, are developed with non-conforming M-2 Heavy Industrial Uses consisting of auto wrecking and scrap metal processing yards.

Therefore, revision of the zoning plan from M-1 Light Manufacturing to M-2 Heavy Manufacturing over the entire site (i.e., Lots 15-21 of the Florentine Tract) merely recognizes an existing land use condition on the site and in the area which has existed for an extensive period of time. Granting of said zone change will remove the stigma of an illegal use of land or, alternatively, the burden placed on the property as a legally established nonconforming use. Classification of the site in the M-2 Heavy Industrial Manufacturing zone will also permit a proper review of the use for scrap metal processing purposes; and, the imposition of proper conditions of operation through the Conditional Use process (i.e., Burden of Proof).

2. *A need for the proposed zoning classification of M-2 Heavy Manufacturing exists within the area or district adjacent to the involved site.*

With the exception of Ram Tube and Steel at the corner of Alameda Street and East Manchester Avenue; and, a shopping center to the west on the corner of Ivy Street and East Firestone Boulevard (i.e., Silver Dollar Shopping Center), all adjacent properties in an area of influence on the site are developed with scrap metal processing or auto wrecking yards. All of said businesses have been illegally established or are classified as legally established manufacturing uses lacking proper zoning (M-2 Heavy Manufacturing) and/or Conditional Use status (i.e., Burden of Proof) or both.

A change in zoning classification to M-2 Heavy Manufacturing on the involved site and all existing M-1 Light Manufacturing sites in the area would legalize the existing scrap metal processing and auto wrecking businesses as far as zoning is concerned in recognition of an existing land use situation; and, create the possibility of control and operation by due process through the Conditional Use procedure (i.e., Burden of Proof).

Therefore, it can be found that a need exists for a zoning classification of M-2 Heavy Manufacturing in the involved area and district.

3. *The particular property under consideration is a proper location for a zone classification of M-2 Heavy Manufacturing.*

As stated previously, only two lots of the involved site are currently classified in the M-1 Light Manufacturing zone. The remaining area of the site is classified in the M-2 Heavy Manufacturing zone permitting a scrap metal processing yard by right through the Conditional Use process (i.e., Burden of Proof). Additionally, the site has been used for scrap metal purposes for at least twelve (12) years with no evidence of concern or controversy.

Therefore, it can be found that use of the involved site for scrap metal processing purposes is proper as to its location in an area where surrounding properties are developed with identical uses.

4. *Placement of a M-2 Heavy Manufacturing classification on the subject site will be proper in terms of existing land use, location, public health, public safety, public welfare and good zoning practice.*

Existing use of the site and adjoining properties has been discussed in other sections of this report as has the development and use of properties for scrap metal processing and auto wrecking yards. Public health, safety and welfare for the general population would be better served if the subject site and properties in the adjoining area were classified in the M-2 Heavy Manufacturing zone thereby resolving an issue of Code compliance; and, more importantly imposing a system of control and operation through the required Conditional Use (i.e., Burden of Proof) process with its required environmental review.

Said zone change would also be in conformity with good zoning practice allocating competing and conflicting land uses in a reasonable and equitable fashion while maintaining a system of control and management through imposed conditions of operation and environmental review.

STAFF USE ONLY

PROJECT NUMBER: R2005-02279-(1)

CASES: RCUP200500161-(1),
RZC200500015-(1), RENV200500159-(1)



**** INITIAL STUDY ****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

ZP Map Date: 6/26/06

Staff Member: Adrienne Ng

Thomas Guide: 704, H2

USGS Quad: Southgate

Location: 2213 East Manchester Avenue, 8515 South Alameda Street, 2214 E 85th Street

Description of Project: A zone change request to rezone a parcel from M-1 to M-2-DP and a conditional use permit request for the retroactive approval and expansion of a scrap metal processing facility in the M-2 and M-2-DP zone. Scrap metal processing facilities require a conditional use permit in the M-2 zone. The subject property was previously approved for the continued operation of a truck dismantling and auto parts sales facility under Nonconforming Review Case No. (NCR) 85-003-(2), which expired on June 25, 2000. A portion to the west of the subject property under NCR 85-003-(2) was sold and a portion to the east of the subject property was added to the current project. The current subject property encompasses 1.47 acres and is bounded by Manchester Avenue, 85th Street, and Alameda Street. The facility is open to the public and processes new and obsolete scrap metal, including steel, copper, aluminum, and nickel alloys. The facility processes 27,000 tons of scrap metal annually. Materials are imported from local industrial manufacturers. The facility does not recycle or process automobiles or municipal waste. Scrap metal is trucked in to the yard and placed in piles up to 15 feet high. Scrap metal is sorted, reduced, baled, and stored until loads are accumulated for exportation. Scrap metal reduction is done by either cutting by hand torch or by mechanical shears. Three shears, one baler, one scale, and one briquette machine are located under a canopied work area. The applicant proposes to add an electric motor Sierra T500 Shear/Baler/Logger, which can shear/bale/log up to 16 tons of materials per hour. The site plan depicts the subject property encompassed by a 12 foot corrugated steel fence topped by screen. A 1,400 square foot office and 2,783 square foot repair garage are located in the northwest corner of the property. A 3,660 canopied work area is located in the southwest corner of the subject property. The yard encompasses approximately 52,100 square feet. Sixteen parking spaces and 3 truck loading spaces are shown on the site plan. The property is accessible from 85th Street and from Manchester Avenue. The facility currently operates between 7 a.m. to 3:30 p.m. Monday through Friday and 7 a.m. to 2 p.m. on Saturday and employs 21 persons. The facility utilizes six vehicles, including three roll-off bed trucks, one bobtail truck, and two forty-foot flat bed trucks. The facility generates approximately 150 round trips per week, including delivery and exportation of materials.

Gross Area: 1.47 acres/64,200 square feet

Environmental Setting: The project site is located in an unincorporated portion of Los Angeles County near the City of South Gate. The 1.6 acre subject property is bounded by Manchester Avenue to the south, 85th Street to the north, and Alameda Street to the east. The project site is an existing scrap metal recycling yard in an industrial area. The site was previously used as an auto dismantling and sales yard. Uses immediately adjacent to the north, east, and west of the subject property include scrap metal recycling yards and auto salvage and recycling yards. Uses to the south of the subject property include scrap metal recycling yards, industrial uses, commercial, storage, offices, and single-family and duplex residences.

Zoning: M-2, M-1

General Plan: Major Industrial

Community/Area Wide Plan: None

IMPACT ANALYSIS MATRIX

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			Potential Concern
			Potentially Significant Impact			
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Liquefaction
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Machinery, addition of equipment
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scrap metal stored in piles until shipped
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scrap metal recycling
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Mandatory Findings		25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Traffic, water quality, noise

DEVELOPMENT MONITORING SYSTEM (DMS)*

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: I - Major Industrial

2. ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ **NEGATIVE DECLARATION**, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ **MITIGATED NEGATIVE DECLARATION**, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ **ENVIRONMENTAL IMPACT REPORT***, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: _____

Date: _____

Approved by: _____

Date: _____

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?

<u>(Special Studies Zone – State of California/USGS, Los Angeles Quad)</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area containing a major landslide(s)?

<u>(Special Studies Zone – State of California/USGS, Los Angeles Quad)</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having high slope instability?

<u>(Slope Stability – ESRI Variable 14, Los Angeles Quad)</u> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?

<u>Liquefaction (Seismic Hazard Map - Los Angeles County Safety Element, Plate 4)</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?

_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?

_____ |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

_____ |
| h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Approval of Geotechnical Report by DPW

In a letter dated February 1, 2007, the Department of Public Works stated they had no comments regarding this request.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?

<u>(Flood and Induration Hazard - Los Angeles County Safety Element, Plate 6)</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?

<u>(Flood and Induration Hazard - Los Angeles County Safety Element, Plate 6)</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?

<u>Low Potential Mudflow (Floodprone, Mudflow, and Percolation - ESRI Variable 17, Los Angeles Quad)</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run off?

_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?

_____ |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? _____ |

STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)
☐ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by flood (hydrological) factors?

- ☐ Potentially significant impact ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
<i>(Wildland and Urban Fire Hazards - Los Angeles County Safety Element, Plate 7)</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? _____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards? _____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?
_____ |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? <i>Propane tanks on site. Torches to be used to reduce materials.</i> |

STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8

☐ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Project Design

☒ Compatible Use

Scrap metal recycling facility - will not handle hazardous or combustible materials. Propane will be stored and handled according to all applicable County codes.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by fire hazard factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?
<u>Project located on Alameda Street, a designated secondary highway and near Firestone Boulevard, a designated major highway</u> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
<u>Residential uses within 500' to the south of the subject property.</u> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
<u>Increased truck traffic, scrap metal processing equipment.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
_____ |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other factors? <u>Unloading, sorting, and loading noise, machinery including shears, bailer, and other equipment. Residential uses within 500'.</u> |

STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778

☐ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size

☒ Project Design

☒ Compatible Use

Consulted with Environmental Hygiene. Project shall comply with County Noise Control Ordinance.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by noise?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
_____ |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the proposed project require the use of a private sewage disposal system?
_____ |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
_____ |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
_____ |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
<u>Runoff from piles/bales of stored scrap metal and materials.</u>
_____ |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

STANDARD CODE REQUIREMENTS

- | | |
|---|--|
| <input type="checkbox"/> Industrial Waste Permit | <input type="checkbox"/> Health Code Ordinance No. 7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code Ordinance No. 2269 | <input checked="" type="checkbox"/> NPDES Permit Compliance (DPW) |

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- | | |
|-----------------------------------|---|
| <input type="checkbox"/> Lot Size | <input type="checkbox"/> Project Design |
|-----------------------------------|---|

CONCLUSION

In a letter dated February 1, 2007, the Department of Public Works stated they had no comments regarding this request.

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, water quality problems?

- | | | |
|--|--|---|
| <input type="checkbox"/> Potentially significant | <input type="checkbox"/> Less than significant with project mitigation | <input checked="" type="checkbox"/> Less than significant/No impact |
|--|--|---|

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with or obstruct implementation of the applicable air quality plan? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? |
| h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors: _____ |

STANDARD CODE REQUIREMENTS

☒ Health and Safety Code Section 40506

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☒ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?

<u>(Significant Ecological Areas – Los Angeles County)</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?

_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?

_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?

_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain oak or other unique native trees (specify kinds of trees)?

_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?

_____ |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____ |

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size
 ☐ Project Design
 ☐ Oak Tree Permit
 ☐ ERB/SEATAC Review

Project is an industrial use in an industrialized area. Subject property is completely developed.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on biotic resources?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources?
_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites?
_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
_____ |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

Subject property is completely developed and area is highly urbanized and is unlikely to contain archaeological artifacts.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or paleontological resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<u>(Mineral Deposits and Mines – ESRI Variable 16, Los Angeles Quad)</u> |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

_____ |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

(General Land Use - ESRI Variable 11, Los Angeles Quad)

- b. ☐ ☒ ☐ Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

- c. ☐ ☒ ☐ Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- d. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on agriculture resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

<u>(Scenic Highway Systems Map - Los Angeles County)</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

<u>(County of Los Angeles Trail System - Los Angeles County)</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? _____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? _____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems? _____ |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other factors (e.g., grading or land form alteration): <u>Storage of recyclable materials up to 15 feet in height.</u> |

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- ☒ Lot Size
 ☒ Project Design
 ☐ Visual Report
 ☒ Compatible Use

County code requires materials stored over the height of the walls to be set back a minimum of 10 feet from the property line.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on scenic qualities?

- ☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)? |
| <hr/> | | | | |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project result in any hazardous traffic conditions? |
| <hr/> | | | | |
| <i>Trucks will enter and exit on 85th Street and Manchester Road.</i> | | | | |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in parking problems with a subsequent impact on traffic conditions? |
| <hr/> | | | | |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? |
| <hr/> | | | | |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? |
| <hr/> | | | | |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? |
| <hr/> | | | | |
| g. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other factors? <i>Adequate space for on and off-site maneuvering?</i> |
| <hr/> | | | | |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design
 ☐ Traffic Report
 ☒ Consultation with Traffic & Lighting Division

In a letter dated February 1, 2007, the Department of Public Works stated they had no comments regarding this request.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

Yes No Maybe

a. ☒ ☒ ☐ If served by a community sewage system, could the project create capacity problems at the treatment plant?

b. ☒ ☒ ☐ Could the project create capacity problems in the sewer lines serving the project site?

c. ☒ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☒ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☒ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level?
<u>N/A</u> |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools which will serve the project site?
<u>N/A</u> |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems?
<u>N/A</u> |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?
<u>N/A</u> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any special fire or law enforcement problems associated with the project or the general area?

_____ |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____

_____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fees

Closest Sheriff Station – 8640 California Ave, South Gate, CA – 1.5 miles

Closest Fire Station – 3161 E Imperial Hwy, Lynwood, CA – 2.1 miles

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to fire/sheriff services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create problems with providing utility services, such as electricity, gas, or propane? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any other known service problem areas (e.g., solid waste)? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)? |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other factors? <u>Application for the retroactive approval of a scrap metal recycling facility.</u> |

STANDARD CODE REQUIREMENTS

- ☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

Consulted with DPW Environmental Programs/Solid Waste, DHS Solid Waste, IWMB. In a letter dated February 1, 2007, the Department of Public Works stated they had no comments regarding this request.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to utilities/services?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?
_____ |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the
general area or community?
_____ |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?
_____ |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

STANDARD CODE REQUIREMENTS

☒ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? _____

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site? |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?
<u>Vehicle maintenance facility on-site. Propane tank.</u> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
<u>Residences within 500'</u> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
<u>Existing use as a scrap metal recycling facility. Previous use as an auto dismantling yard.</u> |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? |
| g. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? |
| h. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? |
| i. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? |
| j. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other factors? <u>Materials stockpiling – possible harbor for vectors.</u> |

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Toxic Clean up Plan ☒ Project shall comply with all applicable county codes
Consulted with DHS – Vector Control, DTSC, DPW Environmental Programs/Solid Waste, DHS Solid Waste, IWMB, RWQB.

CONCLUSION

Considering the above information, could the project have a significant impact relative to public safety?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the plan designation(s) of the subject property?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the zoning designation of the subject property?
_____ |
| c. | | | | Can the project be found to be inconsistent with the following applicable land use criteria: |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hillside Management Criteria? |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SEA Conformance Criteria? |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other? _____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project physically divide an established community?
_____ |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections?
_____ |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
_____ |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?
_____ |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
_____ |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents?
_____ |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
_____ |
| g. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
<hr/> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
<hr/> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
<u>Traffic, noise, water quality</u>
<hr/> |

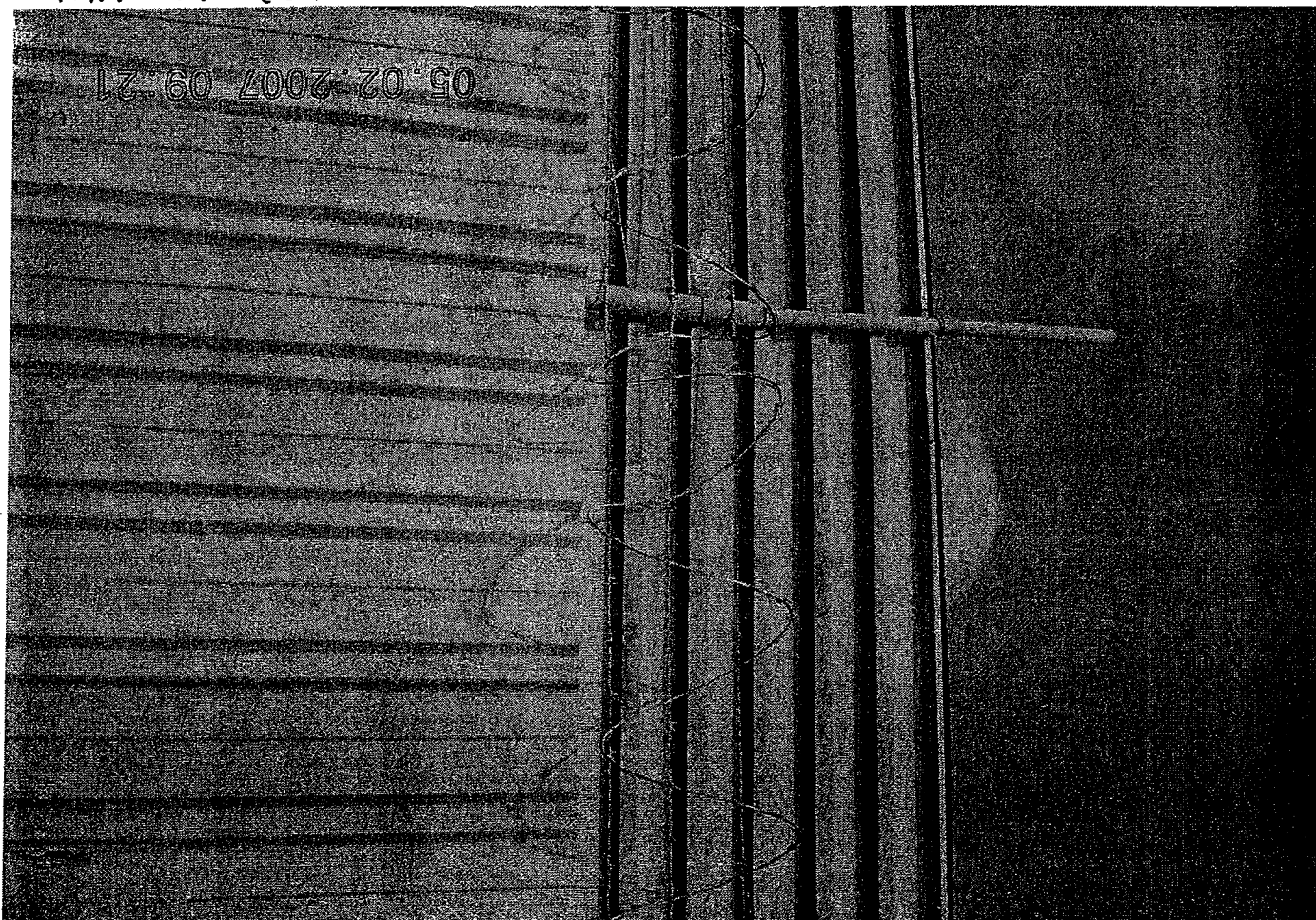
CONCLUSION

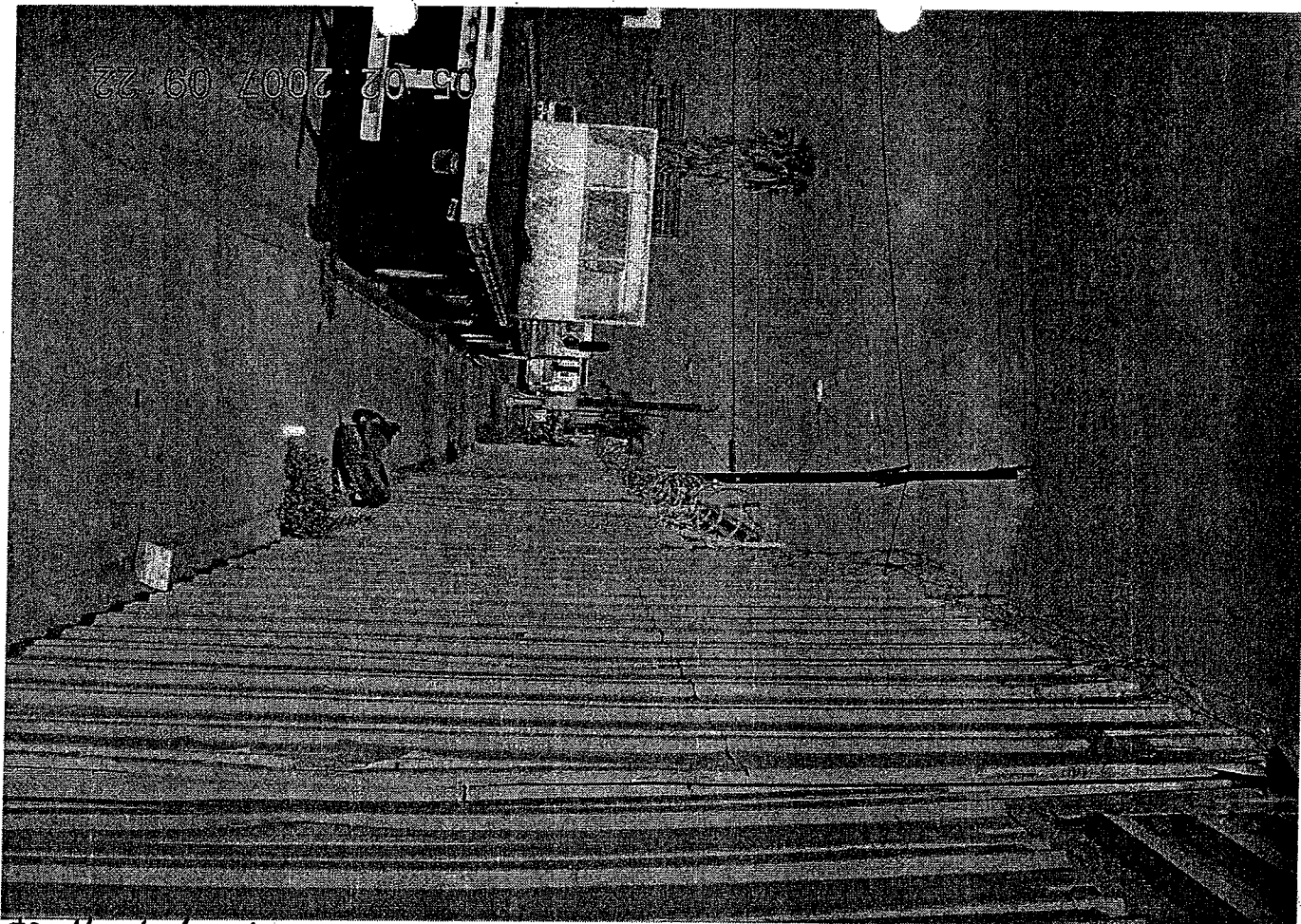
Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

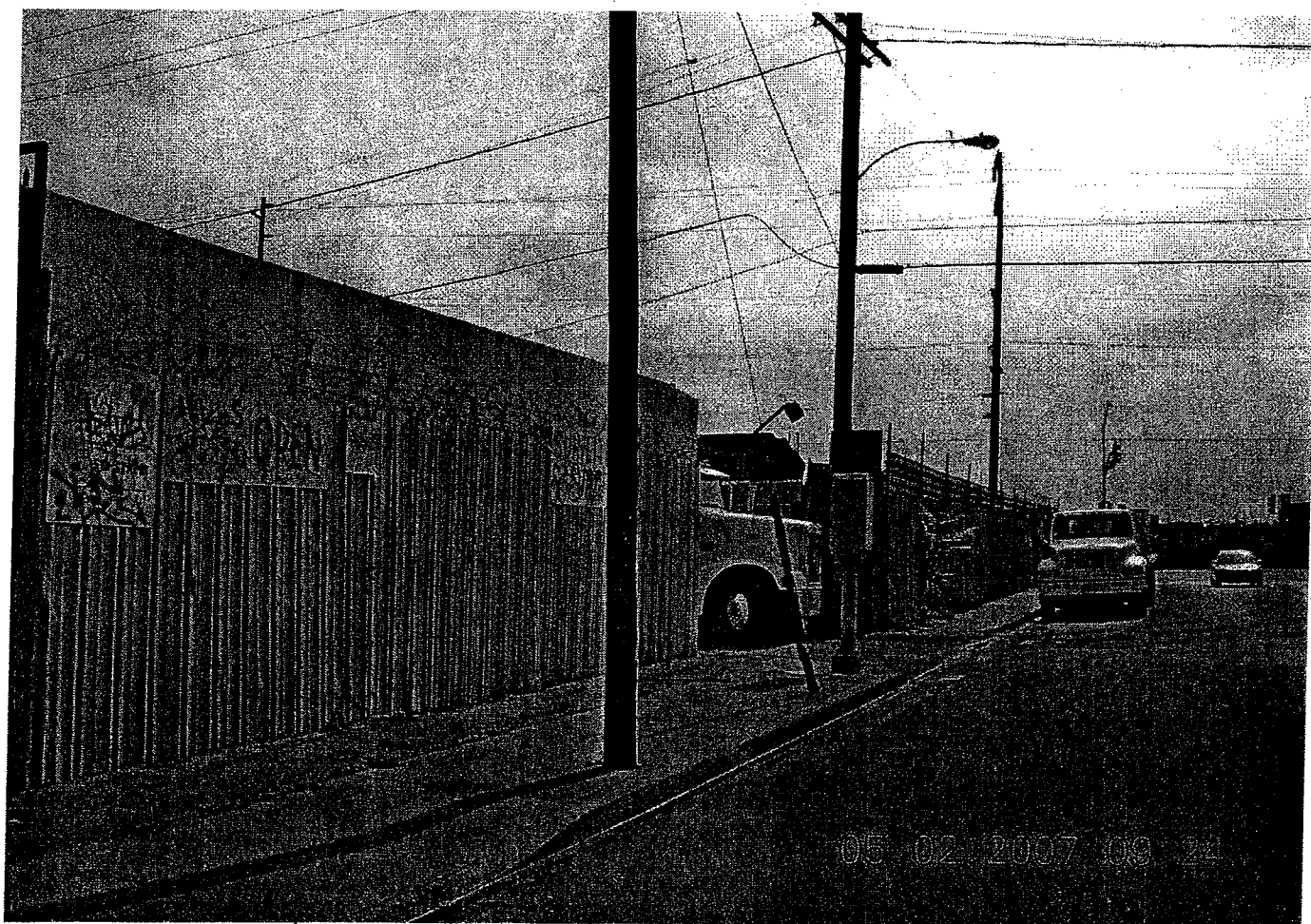


#1. Alameda and 85th Street

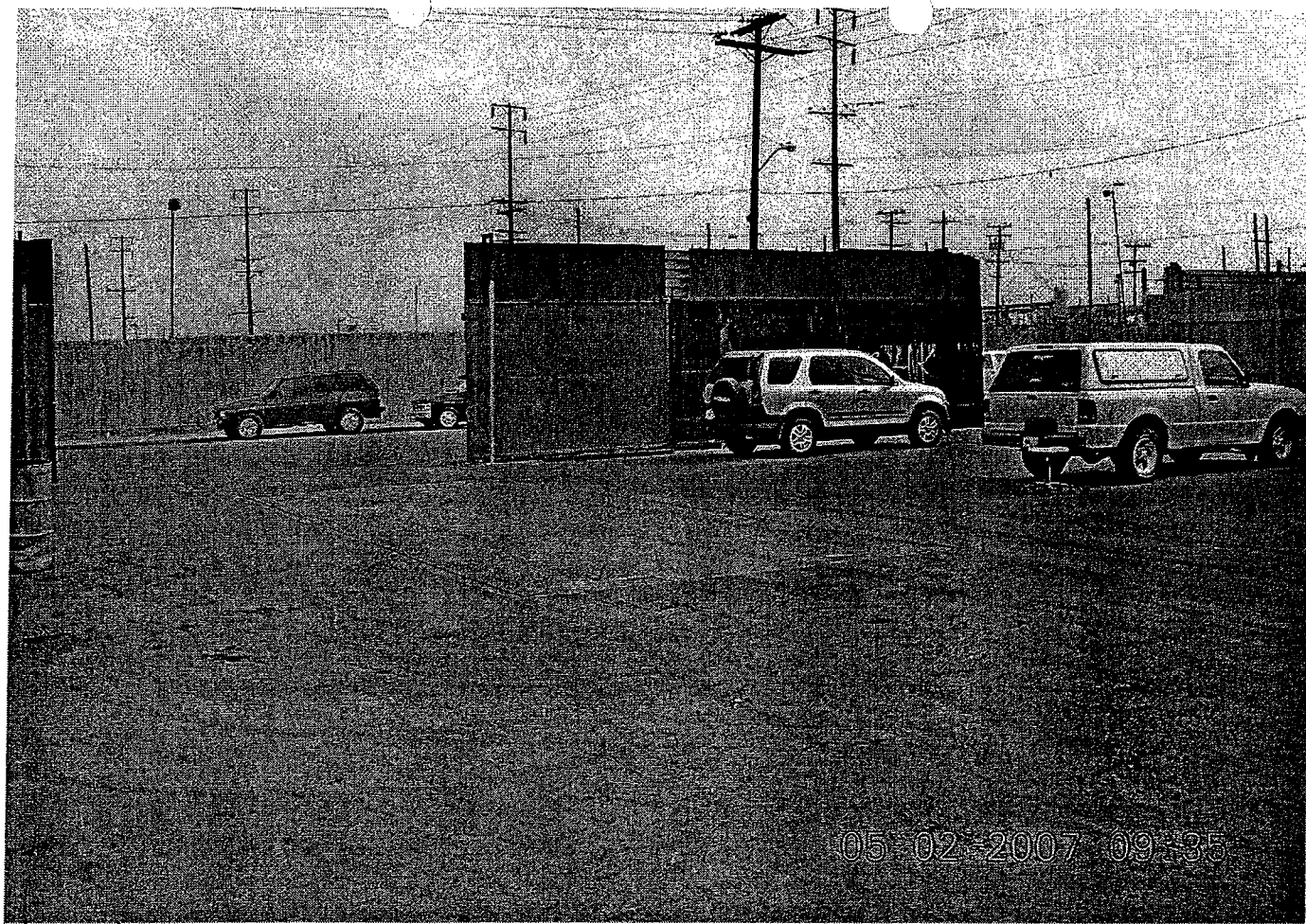




#3. Manchester Avenue



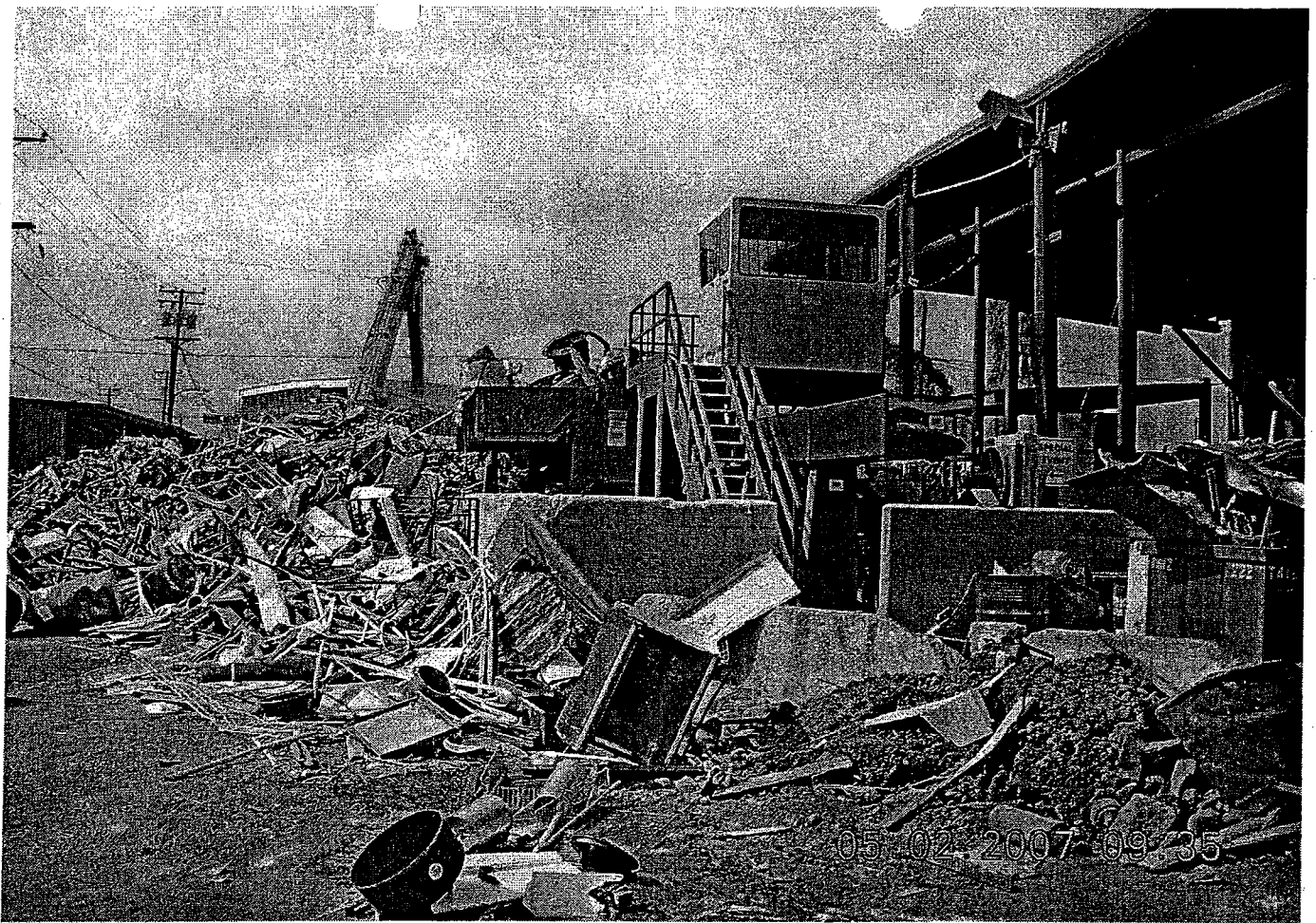
#4 Manchester Avenue



#5. Parking area.



#6. Station. Large storage tanks. Main.



#7. Yard area facing east.



#8 View from back of yard

**PROJECT NUMBER R2005-02279-(1)
CONDITIONAL USE PERMIT NUMBER 2005000161-(1),
ZONE CHANGE NUMBER 200500015-(1)
FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

REGIONAL PLANNING COMMISSION HEARING DATES: July 11, 2007

SYNOPSIS:

A request for a change of zone from M-1 to M-2-DP on 1.115 acres and a conditional use permit to authorize the operation and maintenance of a scrap metal recycling facility within the M-2 and M-2-DP zone. The 1.47 acre subject property is located at 2213 East Manchester Avenue and 2210-2214 East 85th Street, in the community of Florence-Firestone, in the Roosevelt Park Zoned District.

Findings

1. The applicant, Sun-Lite Metals, is requesting a change of zone from M-1 (Light Manufacturing) to M-2-DP (Heavy Manufacturing – Development Program) on 1.115 acres and a conditional use permit to authorize the operation and maintenance of a scrap metal recycling facility within the M-2 (Heavy Manufacturing) and M-2-DP zone. A conditional use permit is required to administer the –DP (Development Program) designation under the proposed M-2-DP zone. The conditional use permit shall not become effective until the proposed M-2-DP zone is adopted by the Board of Supervisors.
2. The subject property is located at 2213 East Manchester Avenue and 2210-2214 East 85th Street, along Alameda Boulevard, between Manchester Avenue and 85th Street. The subject property is located within an unincorporated portion area of Los Angeles County, in the community of Florence-Firestone, in the Roosevelt Park Zoned District
3. The 1.47-acre subject property is currently developed with a scrap metal recycling facility.
4. The subject property is zoned M-1 and M-2. Pursuant to Part 2 of Section 22.16 and Part 2 of Section 22.40, the applicant requests a change in zoning from the M-1 zone to the M-2-DP zone and a Conditional Use Permit to authorize the use of a scrap metal recycling facility in the proposed M-2-DP zone.
5. The surrounding properties are zoned as follows:
 - North: M-2
 - South: M-1
 - East: M-2, City of South Gate
 - West: M-2, C-3 (Unlimited Commercial), R-2 (Two-Family Residence)

6. Surrounding land uses within 500' include:

North: Industrial, auto salvage, scrap metal recycling
South: Industrial, commercial
East: Industrial, scrap metal recycling
West: Industrial, commercial, single and multi-family residence

7. Previous zoning cases on the subject property include:

- Plot Plan 47409 was approved on September 13, 2001 for the construction of a billboard sign.
- Non-Conforming Review Number 85003 was approved on June 26, 1985 for a truck dismantling yard and parts sales. Conditions indicate that landscaping was provided in the parking area and along Manchester Avenue. This grant expired on June 26, 2000.
- Zone Exception Case 7343 was approved on September 8, 1964 to authorize the continued operation of an automobile dismantling yard with less than required parking. This grant expired on September 8, 1969.

8. Previous zoning enforcement cases on the subject property include:

- Zoning Enforcement Case No 06-0004250 was filed on February 1, 2006 for the operation of a scrap metal recycling facility without a conditional use permit. This zone change and conditional use permit request were filed in response to this zoning enforcement case.

9. The subject property is designated Major Industrial (I) under the Countywide General Plan. Properties designated Major Industrial typically consist of major industrial uses, including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities serving both the domestic and export markets and providing jobs for a large portion of the resident labor force. A scrap metal recycling yard is consistent with this designation.

10. Applicable goals and policies under the Countywide General Plan include:

- Promote more intensive use of industrial sites (LU-5, Policy 8).
- Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic (LU-5, Policy 15).

As evidenced by the 500' radius land use map, surrounding properties are developed with industrial uses of similar intensities. Industrial uses within 500' are often developed right up to the property line. The scrap metal recycling yard is in an industrial area with the nearest residential use approximately 300 feet away. Nearby residential neighborhoods will not be negatively impacted. A requested use on the subject property is consistent with the Countywide General Plan land use designation and policies.

11. The site plan shows the existing scrap metal recycling facility on the 1.47 acre subject property. The western half of the lot will be used for storage and processing. The eastern portion contains a 1,400 square foot office, 2,800 square foot garage, covered and uncovered processing areas, sixteen parking spaces, and three loading spaces. A 80 foot by 20 foot shear/baler/logger is proposed on the southwest corner of the property. The site is accessed from Manchester Avenue and 85th Street. A twelve foot steel corrugated fence and screen encompasses the property. A double-faced billboard sign exists on the northeast corner of the site.
12. The facility currently operates between 7 a.m. to 3:30 p.m. Monday through Friday and 7 a.m. to 2 p.m. on Saturday and employs 21 persons. The facility utilizes six vehicles, including three roll-off bed trucks, one bobtail truck, and two forty-foot flat bed trucks. The facility generates approximately 150 round trips per week, including delivery and exportation of materials. The facility processes 27,000 tons of scrap metal annually.
13. Except for the provision of fencing and landscaping, the project conforms to the development standards of the Florence-Firestone Community Standards District, Scrap Metal Recycling Yards and the M-2 zone. Any new proposed development shall comply with these standards and all applicable County requirements.
14. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The initial study concluded that the project will not have a significant impact on the environment.
15. A total of 31 public hearing notices were mailed out to property owners within 500 feet of the subject property on May 31, 2007 regarding the subject request. The notice was published in the Los Angeles Sentinel and La Opinion newspapers on June 7, 2007. Case-related material, including the hearing notice, factual and burden of proof were available on or before June 7, 2007 at the Graham Public Library located at 1900 Firestone Boulevard, in Los Angeles. According to the applicant, the hearing notice has been posted on the property for 30 days prior to the public hearing.
16. No public comments were received in regards to this request.

17. A scrap metal recycling yard is an appropriate use for the subject property and will not conflict with industrial development on the surrounding properties.
18. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

IN REGARDS TO THE ZONE CHANGE:

1. The modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
2. That a need for the proposed zone classification exists within such area or district; and
3. That the particular property under consideration is a proper location for said zone classification within such area or district; and
4. That the placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare, and in conformity with good zoning practice.

AND IN REGARDS TO THE CONDITIONAL USE PERMIT:

- A. That the requested use at the location proposed will not:
 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, wells, fence, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and

2. By other public or private service facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a conditional use permit as set forth in Sections 22.16.110 and 22.56.090 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Negative Declaration together with any comments received during the public review process, finds on the basis on the whole record before the Regional Planning Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Negative Declaration.
2. RECOMMENDS Zone Change Number 200500015-(1) for ADOPTION by the Board of Supervisors.
3. And, In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 2005000161-(1) is APPROVED subject to the attached conditions and refers said Conditional Use Permit for consideration by the Board of Supervisors along with Zone Change Number 200500015-(1).

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MC:AN
07/05/07



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. R2005-02279-(1)
CASE NO. RZC200500015-(1)
RCUP2005000161-(1)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM 6	
PUBLIC HEARING DATE July 11, 2007	

APPLICANT Sun-Lite Metals Jay Lite		OWNER 2213 Manchester LLC		REPRESENTATIVE James Crisp	
REQUEST Zone Change: To authorize a change of zone from M-1 to M-2-DP on 1.12 acres. Conditional Use Permit: To authorize the operation and maintenance of a scrap metal recycling facility within the M-2 and M-2-DP zone.					
LOCATION/ADDRESS 2214 East 85 th Street			ZONED DISTRICT Florence-Firestone		
ACCESS 85 th Street and Manchester Avenue			COMMUNITY Roosevelt Park		
			EXISTING ZONING M-1 (Light Manufacturing), M-2 (Heavy Manufacturing)		
SIZE 1.47 acres	EXISTING LAND USE Scrap Metal Recycling Facility		SHAPE Irregular	TOPOGRAPHY Flat	
SURROUNDING LAND USES & ZONING North: Industrial, auto salvage, scrap metal recycling / M-2			East: Industrial, scrap metal recycling / M-2, City of South Gate		
South: Industrial, commercial / M-1			West: Industrial, commercial, single and multi-family residence / M-2, C-3 (Unlimited Commercial), R-2 (Two-Family Residence)		
GENERAL PLAN	DESIGNATION		MAXIMUM DENSITY	CONSISTENCY	
Countywide	I (Major Industrial)		N/A	See Staff Analysis	
Community Plan	_____		_____	_____	
ENVIRONMENTAL STATUS Negative Declaration					
DESCRIPTION OF SITE PLAN The site plan shows the existing scrap metal recycling facility on the 1.47 acre subject property. The western half of the lot will be used for storage and processing. The eastern portion contains the office, processing areas, sixteen parking spaces, and three loading spaces. The site is accessed from Manchester Avenue and 85 th Street. A twelve foot steel corrugated fence and screen encompasses the property. A billboard sign exists on the site.					
KEY ISSUES <ul style="list-style-type: none">Satisfaction of Section 22.16.110, Title 22 of the Los Angeles County Code zone change burden of proof requirements.Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements.Satisfaction of Section 22.44.138, Title 22 of the Los Angeles County Code Florence-Firestone Community Standards District requirements.Provision of landscaping and signage. <p style="text-align: right;">(If more space is required, use opposite side)</p>					

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON Mark Child (213) 974-6443		
RPC HEARING DATE(S) July 11, 2007, July 18, 2007	RPC ACTION DATE July 18, 2007	RPC RECOMMENDATION Approval
MEMBERS VOTING AYE Valadez, Bellamy, Rew	MEMBERS VOTING NO None	MEMBERS ABSTAINING None
STAFF RECOMMENDATION (PRIOR TO HEARING) Approval		
SPEAKERS* (O) None (F) One	PETITIONS (O)None (F) None	LETTERS (O) None (F) None

*(O) = Opponents (F) = In Favor

